

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, April 8, 2020 – 1:30 p.m.**

**Community Services Department, 2002 Creek Crossing, Colorado Springs**

To help address the COVID 19 crisis, Park Advisory Board members will participate in this meeting by conference call – 1-563-999-2275 Code: 358192. The public is welcome to participate in the meeting by conference call.

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>		Chair	
<b>2. Approval of the Agenda</b>		Chair	Approval
<b>3. Approval of Minutes</b>		Chair	Approval
<b>4. Introductions / Presentations</b>			
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>		Chair	
<b>6. Development Applications</b>			
A. Solace of Colorado Springs Preliminary Plan		Greg Stachon	Endorsement
B. The Reserve at Corral Bluffs Filing No. 3 Final Plat		Greg Stachon	Endorsement
C. The Reserve at Corral Bluffs Filing No. 4 Final Plat		Greg Stachon	Endorsement

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
D.	Creekside South at Lorson Ranch – PUDSP	Jason Meyer	Endorsement
E.	Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment	Ross Williams	Endorsement
<b>7.</b>	<b>Information / Action Items</b>		
A.	2020 Neighbor Up! Month - Memorandum Of Understanding – Council of Neighbors and Organizations	Tim Wolken	Endorsement
B	2020 Park Advisory Board Tour	Brian Bobeck	Information
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the March 11, 2020  
El Paso County Park Advisory Board Meeting  
Bear Creek Nature Center, 245 Bear Creek Road  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Ed Hartl, Vice Chair  
Julia Sands de Melendez, Secretary  
Anne Schofield  
Jim Cassidy  
Alan Rainville  
Terry Martinez

Staff Present:

Tim Wolken, Community Services Director  
Brian Bobeck, Park Operations Division Mgr.  
Sabine Carter, Admin Services Coordinator  
Todd Marts, Recreation / Cultural Services Manager  
Jason Meyer, Project Manager  
Greg Stachon, Landscape Architect

Absent: Kiersten Steel, Susan Jarvis-Weber

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Terry Martinez made a motion to approve the February 12, 2020 meeting minutes. Ed Hartl seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

N/A

5. Citizen Comments:

Joe Johnson, President of the Pikes Peak Pickleball Association, presented a \$120,000 check to Bob Falcone, Chair of Park Advisory Board, to support the construction of twelve pickleball courts at Bear Creek Regional Park. The donation includes a \$20,000 grant from the El Pomar Foundation to support the project. The pickleball courts are scheduled to be completed by August, 2020.

6. Development Applications:

**A. The Glen at Widefield Filing No. 11 - Final Plat**

Jason Meyer introduced The Glen at Widefield Filing No. 11 - Final Plat and addressed questions by the Board.

**Terry Martinez recommended to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 11 Final Plat**

**include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$48,101 and urban fees in the amount of \$30,385. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Alan Rainville seconded the motion. The motion passed 7 – 0.**

**B. Winsome Filing No. 1 - Final Plat**

Greg Stachon presented the Winsome Filing No. 1 - Final Plat and addressed questions by the Board.

**Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of the Winsome Filing No. 1 Final Plat include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,949. Alan Rainville seconded the motion. The motion passed 7 – 0.**

**7. Information / Action Items:**

**A. Park Lands Agreement – Creekside at Lorson Ranch Filing No. 1**

Jason Meyer presented a Park Lands Agreement for Creekside at Lorson Ranch Filing No. 1. The applicant which was present at the meeting addressed questions by a board member.

**Julia Sands de Melendez moved to endorse the approval of the Park Lands Agreement for Creekside at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Ed Hartl seconded the motion. The motion passed 7 – 0.**

**8. Monthly Reports:**

Brian Bobeck stated that the park maintenance crew will launch on trail maintenance once the weather starts getting warmer and the ground begins to thaw.

Ed Hartl inquired about Falcon Regional Park. Jason Meyer stated that Phase 2 will include an equestrian trailhead north of the dog park and the completion of Phase 2 is scheduled for 2021. Staff has submitted a GOCO grant application to financially support the project.

Julia Sands de Melendez inquired about protecting unique open space areas in El Paso County when considering the County's significant population growth. Tim Wolken indicated that the County Park Master Plan includes a chapter on critical open space areas. Staff closely monitors these identified open space areas when land development applications are considered. The Master Plan will be updated in 2021.



## RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Todd Marts stated that the recent Trolls in the Woods STEM Competition was very well attended and received.

Tim Wolken thanked the administrative staff for successfully launching a marketing campaign for facility reservations which has generated a significant increase in revenue when compared to last year's revenue.

10. Adjournment: **The meeting adjourned at 2:15 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Solace of Colorado Springs Preliminary Plan

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #6 - A

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

Request by Jackson Dearborn Partners for approval of the Solace of Colorado Springs Preliminary Plan. The development consists of 348 multi-family units within 15 buildings on 28.8 acres. The site is located northeast of the intersection of Powers Boulevard and Galley Road.

In 2017, the property was rezoned RM-12 (Residential Multi-Dwelling, Commercial Airport Overlay District) in accordance with Resolution No.17-118. This Resolution noted that “multi-family development is appropriate at this location, despite being located within the ADNL subzone, as a result of the applicant using construction techniques to decrease indoor noise levels to 30 dB(A) or lower.” The Resolution provided a list of conditions and notations of approval which have been observed with this project.

As part of the rezone of this property, building setbacks established for the I-2 zoning district for the front and rear increase to 125 feet adjacent to residential property. To mitigate potential impacts to the adjacent industrial properties, the rezone applicant elected to absorb the 125-foot setback requirement. The 125-foot setback is shown on the preliminary plan along the north edge of the property and along the east side of the property, east of the extended Paonia Street.

The open area east of Paonia Street, approximately 4.73 acres, will be preserved. Two natural marshland detention areas will be constructed within this open area. A network of internal pathways will be constructed through the development. The natural area and the pathways will be owned and maintained by the development association. A detached sidewalk along Paonia Street will be constructed. This sidewalk will connect to a detached sidewalk along Galley which will extend to Powers.

The Sand Creek Center Tributary Drainageway channel will be improved in order to provide adequate capacity and prevent further erosion. These improvements include widening and riprap lining to ensure the Sand Creek Drainageway remains stable during a 100-year flood event. Additional improvements include a perimeter pathway, landscaped areas around the proposed buildings, a park/playground area, two dog park areas, and a clubhouse and pool area.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. The proposed Highway 94 Tier 2 Trail and the proposed Highway 94 Bike Route are 1.2 miles to the southeast of the project site. This property also is not located within any candidate open space.

The City of Colorado Springs shows the proposed Palmer Park Boulevard Tier 1 urban trail 650 feet to the west of the project site, across Powers Blvd. A connection to this trail would be possible from the project site because a path is being made along Paonia Street which connects to Galley Road. Staff recommends the applicant contact the City of Colorado Springs to discuss this potential trail connection in detail.

Because this application is RM-12 zoning, there is no open space dedication requirement. The project meets or exceeds its lot coverage requirements as 14.4% of the site will be building, 27.3% impervious surface, and 58.3% landscape. The maximum lot coverage is 70% per county code. The project site will have a lot coverage of 14.4% which is well under the allowable limit.

Staff recommends fees in lieu of land for regional and urban park purposes for the 348 multi-family residential units as outlined below.

**Recommended Motion (Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 which will be required at the time of recording of future final plat(s).



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

April 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Solace of Colorado Springs	Application Type:	Preliminary Plan
PCD Reference #:	SP-201	Total Acreage:	28.80
		Total # of Dwelling Units:	348
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	30.21
Jackson Dearborn Partners	NES	Regional Park Area:	2
Dane Olmstead	Andrea Barlow	Urban Park Area:	5
404 Wells St, Suite 400	619 N. Cascade, Suite 200	Existing Zoning Code:	RM-12
Chicago, IL 60607	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 5</b>
0.0194 Acres x 348 Dwelling Units = 6.751	Neighborhood: 0.00375 Acres x 348 Dwelling Units = 1.31
<b>Total Regional Park Acres: 6.751</b>	Community: 0.00625 Acres x 348 Dwelling Units = 2.18
	<b>Total Urban Park Acres: 3.48</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 5</b>
\$467 / Dwelling Unit x 348 Dwelling Units = \$162,516	Neighborhood: \$116 / Dwelling Unit x 348 Dwelling Units = \$40,368
<b>Total Regional Park Fees: \$162,516</b>	Community: \$179 / Dwelling Unit x 348 Dwelling Units = \$62,292
	<b>Total Urban Park Fees: \$102,660</b>

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Solace of Colorado Springs Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 will be required at the time of recording of future final plat(s).
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Park Advisory Board Recommendation:

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## SOLACE OF COLORADO SPRINGS: PRELIMINARY PLAN

### LETTER OF INTENT

FEBRUARY 2020

#### PROPERTY OWNER

Butler & Peetz LLC  
6625 Delmonico Drive  
Colorado Springs, CO 80919

#### APPLICANT:

Jackson Dearborn Partners  
404 S Wells Street, Ste 400  
Chicago, IL 60607

#### CONSULTANT:

N.E.S. Inc.  
619 North Cascade Ave.  
Colorado Springs, CO 80903

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### REQUEST

Jackson Dearborn Partners requests approval of the following application:

1. A Preliminary Plan for Solace of Colorado Springs, consisting of 348 multi-family units within 15 buildings on approximately 29 acres. ***The Applicant requests the following:***
  - ***Phase 1: the finding of sufficiency for water quantity, dependability and quality with his Preliminary Plan so that the Final Plat for Phase 1 can be approved administratively.***
  - ***Phase 2: the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.***

The justification for these requests is provided in this Letter of Intent.

### SUPPORTING DOCUMENTS

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- FEMA CLOMR Report prepared by JR Engineering LLC
- Fire Protection Report prepared by N.E.S. Inc.
- Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson, Inc.
- Natural Features Report prepared by N.E.S. Inc.
- Noise Study prepared by ASTI Engineering
- Sand Creek Center Tributary Channel Analysis Report prepared by JR Engineering LLC
- Traffic Impact Study prepared by Felsburg Holt and Ullevig (FHU)
- Water Resources and Wastewater Report prepared by JR Engineering LLC
- Wildland Fire & Hazard Mitigation Plan prepared by N.E.S. Inc.
- Preliminary Drainage Report prepared by JR Engineering LLC



## SITE LOCATION AND DESCRIPTION



Solace of Colorado Springs will be located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The site is approximately 29 acres. Most of the area has been developed with commercial and light industrial uses. The surrounding properties are all in El Paso County and include:

- **North:** To the immediate north is O K Subdivision and Powers Pointe Filing No 1, light industrial use parcels.
- **East:** To the immediate east is Cimarron Industrial No 2 and McElhinny Subdivisions, light industrial use parcels.
- **South:** To the south (south of Galley) is Kay Tee Subdivision No 4 and 5 and Powers & Galley Plaza Fil No 1, light industrial use parcels. To the southeast is a vacant parcel.
- **West:** To the immediate west is a vacant parcel owned by the State of Colorado Transportation Department.

The site is currently unoccupied and undeveloped. The property slopes from the northwest to the southeast. The site is mostly native prairie grassland and weeds with scattered deciduous trees. The Sand Creek – Center Tributary Drainageway traverses the eastern portion of the property and is heavily wooded. The drainageway within the site is typically deep and narrow with a well-defined flow path in most areas. JR Engineering prepared a Sand Creek-Center Tributary Channel Analysis which recommends potential channel improvements.

## PROJECT DESCRIPTION

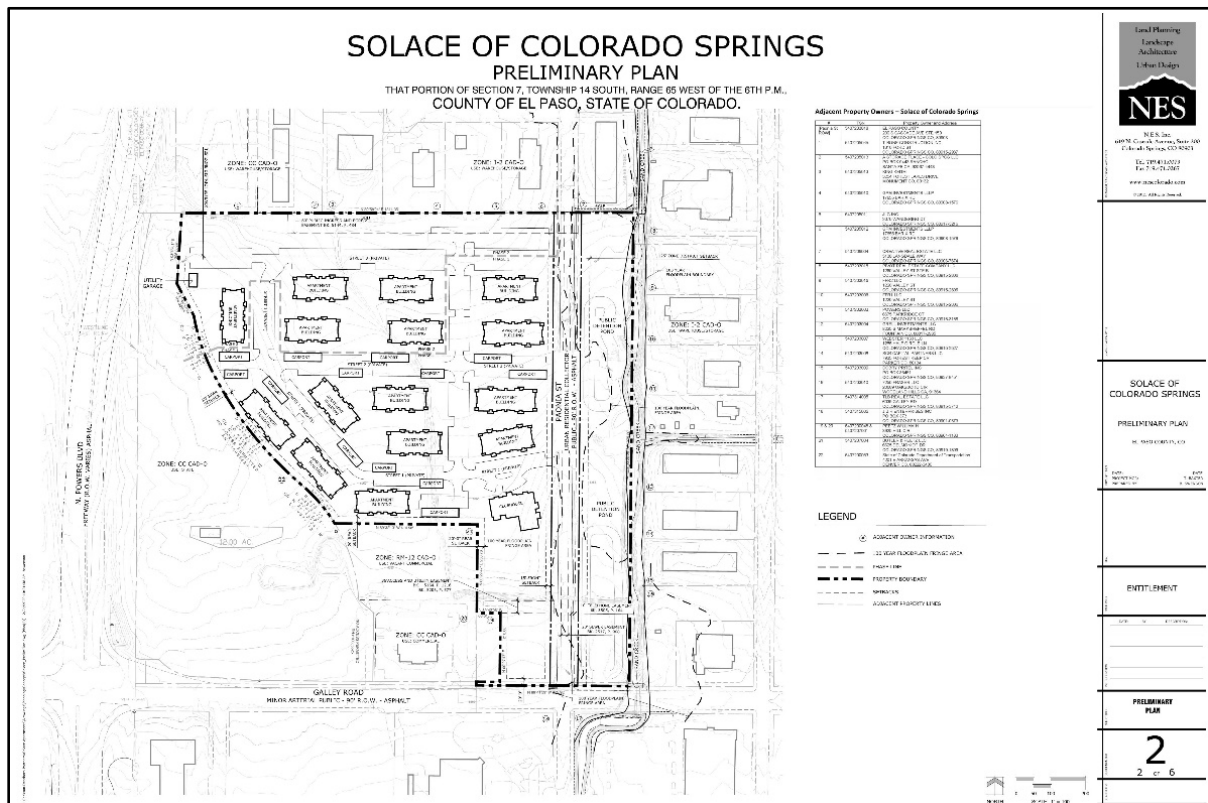
### Property Zone History

The property was rezoned to RM-12 (CAD-O) (Residential Multi-Dwelling, Commercial Airport Overlay District) in 2017 in accordance with Resolution No. 17-118. This Resolution noted that “multifamily development is appropriate at this location, despite being located within the ADNL subzone, as a result of the applicant using construction techniques to decrease indoor noise levels to 30 dB(A) or lower.” The Resolution provided a list of conditions and notations of approval which have been observed with this project.

An Administrative Decision was issued July 3, 2017. This Decision pertained to the 125’ setback along the north and east zoning district boundaries. As part of the rezone of this property, building setbacks established for the I2 zoning district for the front and rear increase to 125 feet adjacent to residential property. To mitigate potential impacts to the existing industrial properties, the rezone applicant elected to absorb the 125-foot setback requirement which would otherwise burden the neighboring I-2 zoned private properties, preventing them from any future construction.

### Preliminary Plan

The request is for a Preliminary Plan for Solace of Colorado Springs, consisting of 348 multi-family units in 15 buildings which will consist of one-, two- and three-bedroom units. In Phase 1, 234 units will be constructed in Phase 2, 114 units will be constructed. Phase 1 consists of 21.37 acres and Phase 2 consists





of 7.62 acres. The RM-12 zoning district is a 12-dwelling unit per acre district. The site is approximately 29 acres and 348 units are proposed; thus the gross density is 12 dwelling units per acre. Density and dimensional standards for the RM-12 zone set forth in the Land Development Code (“LDC”) have been adhered to.

### **Access and Traffic**

Access to the site will be off Paonia Street which will be extended north from Galley Road to Paonia Street south of Omaha Boulevard. Site access will be provided via two full movement access points along the extension of Paonia Street east of the residential development. Based on current design, internal circulation or safety issues are not expected.

The 2040 Major Transportation Corridors Plan (MTCP) classifies Galley Road as minor arterial, Powers Boulevard as a freeway, and Paonia Street a collector. No roadway improvements in the area are identified on the ‘Improvements Map’ in the MTCP. A Transportation Impact Study (“TIS”) prepared by FHU assess the trips generated by the proposed development in context of 2021 short-term and 2040 long-term background traffic. The TIS identifies road improvements which includes: “Auxiliary turn lanes should be installed along all approaches to the Galley Rd/Paonia St intersection and left turn lanes should be provided at the site accesses to Paonia St.”

Mountain Metropolitan Transit provides bus service in El Paso County. Currently there are existing bus stops located adjacent to the project site. Route #23 runs east/west on Galley Rd and have frequent stops that are less than 0.2 mile apart.

### **Open Space and Trails**

The open area east of Paonia Street, approximately 4.73 acres, will be preserved. Two natural marshland detention areas will be constructed within this open area. A network of internal pathways will be constructed through the development. The natural area and the pathways will be owned and maintained by the development associations.

A detached sidewalk along Paonia is will be constructed. This sidewalk will connect to a detached sidewalk along Galley which will extend to Powers.

Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation.

### **Drainage**

The Preliminary Drainage Report prepared by JR Engineering analyses the existing drainage characteristics of the site and any required improvements. The proposed Solace of Colorado Springs project is part of the Sand Creek Drainage Basin which is a tributary to Fountain Creek. The report notes that the on-site, existing basin drainage patterns are generally from northwest to southeast by way of on-site swales. Existing on-site areas flow directly into the Sand Creek Drainageway. According to the report, the proposed development will not adversely affect the offsite major Drainageways or surrounding development. In order to safely convey flow through the Sand Creek Drainageway, channel improvements will be necessary to ensure channel stability and prevent channel degradation. The Preliminary Drainage Report meets the latest El Paso County Drainage Criteria requirements for the site.

## Utilities

Water and Sewer: The Water Resources Report and a Wastewater Disposal Report were prepared by JR Engineering. This project is located in the service area for the Cherokee Metropolitan District (“District”).

The District will supply water to the proposed development via its existing water supply system via three connections discussed in the Water Resources Report. According to the Wastewater Disposal Report, the proposed wastewater discharge of the project is within the acceptance capacity of the District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District.

The District issued a letter dated February 12, 2020. This project is located within the District’s established boundaries and is eligible for service connections from the District. The District indicated that it can provide water and sewer services for Phase 1 of the project. To confirm this commitment, a copy of the final plat approved by El Paso County Development Services must be provided to the District within 12 months of the date of this letter.

### ***The Applicant requests the following:***

- ***Phase 1: the finding of sufficiency for water quantity, dependability and quality with his Preliminary Plan so that the Final Plat for Phase 1 can be approved administratively.***
- ***Phase 2: the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.***

Gas & Electric: The property is located outside of the City of Colorado Springs city limits, yet it is located within the Colorado Springs Utilities’ (“CSU”) electric and gas service territories. CSU provided a letter of availability of utility services to the property, letter dated December 17, 2019. Services are presently available to meet the demands anticipated. Connection to CSU system are contingent upon meeting all requirements of CSU tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time application for service is made by the customer and formally accepted by CSU.

## Natural Features

The property slopes from northwest to southeast at grades between 2 and 3 percent. The topography of the property can be characterized by rolling rangeland. There is one major Drainageway that runs along the east boundary of the site: Sand Creek (Center Tributary) Drainageway. The Sand Creek Drainage Basin covers approximately 54 square miles in unincorporated El Paso County, CO. The Sand Creek Drainage Basin is tributary to Fountain Creek. The Drainageway within the site is typically deep and narrow with well-defined flow path in most areas. Based on the Sand Creek Channel Analysis Report prepared by JR Engineering, the existing channel sections will need protection from erosion as a result of the development. Current conditions of the channel are inadequate as velocities in the channel exceed allowable limits and overtopping occurs at Galley Road. The Report recommends several improvements to ensure channel stability. These improvements will ensure the drainageway functions properly as a primary drainage conveyance system for the development.

## Vegetation

The existing ground cover on site is sparse vegetation consisting of a slight to moderate stand of mostly grasses and weeds and scattered deciduous trees. Somewhat heavier vegetation and a thicker concentration of deciduous trees are present along the eastern edge of the property in the vicinity of an

existing drainage channel that runs in a generally north-to-south direction and separates the property from existing commercial buildings to the east of the site. The parcel is crisscrossed by several narrow, dirt paths. Low earth berms (maximum height of about 5 feet) are present in the center of the property and near the southern edge of the parcel. The berms appear to have been constructed at some point in the property history to control storm runoff. This property will be completely redeveloped and a final landscape plan will be submitted with the Site Development Plan to address the pathways, common area landscaping, and the open area to the east of Paonia Street.

### **Noxious Weeds**

The site is unoccupied and undeveloped. Noxious weeds exist throughout the property. Weed control prior to and during construction shall take place to eliminate existing weeds and to prevent introducing new weeds. Following construction, the property owner/manager will be responsible for weed control in the open area and throughout the development.

### **Floodplain**

Currently a portion of the Solace site lies within Zone AE at the extension of Paonia Street to Galley Road, as seen in FEMA FIRM Map number 08041C0558G. Based on the FEMA FIRM Map number 08041C0558G, dated December 7, 2018, a portion of the existing drainageway lies also within Zone AE and Zone X. Zone AE is defined as areas subject to inundation by the 1-percent-annual-chance flood event and is a flood hazard area. Zone X is defined as areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood. A floodplain boundary has been assessed by JR Engineering as described in the FEMA CLOMR Report and is depicted on the Preliminary Plan. The proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained entirely within the open space area to the east of the Paonia extension, which will be platted as a separate tract and will not impact the residential development.

### **Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential probably as it is surrounded by urban industrial development. Birds are the most common wildlife, with mammals in the treed areas. Reptiles and amphibians in and around the creek. There are no known protected species on the site.

### **Wetlands**

The Sand Creek Drainage Basin covers approximately 54 square miles in unincorporated El Paso County, CO. The Sand Creek Drainage Basin is tributary to Fountain Creek. In its existing condition, the basin is comprised of developed land with the exception of the site which is comprised of rolling rangeland with fair to good vegetative cover associated with Colorado's semi-arid climate. The natural Drainageway within the site limits is typically deep and narrow with a well-defined flow path in most areas. No wetlands have been delineated on the site.

### **Soils and Geology**

The Soils and Geology Report prepared by CTL Thompson ("CTL") dated December 10, 2019. CTL noted that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that

site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment.

### **Wildfire Hazard Mitigation**

According to the Wildfire Hazard Potential (WHP), developed by the U.S. Forest Service (USFS) and Fire Modeling Institute to help inform assessments of wildfire risk or prioritization of fuels management needs across large landscapes, the site is identified as 'non-burnable'. The site is surrounded by urban development and has limited vegetation. The development will comply with County Development Standards for Fire Protection and standards of the Cimarron Hills Fire Department.

The Colorado Wildfire Risk Assessment Portal (CO-WRAP) was developed by the Colorado State Forest Service in 2012. The primary goal stated for this project is to "provide a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning..." This resulted in a web-based mapping tool that provides wildfire risk assessment for Colorado. This tool was also used to assess the relative wildfire risk to the property. Within the CO-WRAP, the proposed development area is rated at the lowest wildfire threat level.

### **PROJECT JUSTIFICATION**

#### **Preliminary Plan**

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

**1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

The property does not lie within a Master Plan Small Area Plan. The following County Policy Plan policies are relevant to this project:

- **Policy 6.1.1:** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.7:** Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.
- **Policy 6.1.8:** Encourage incorporating buffers or transitions between areas of varying use or density where possible.
- **Policy 6.1.11:** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.
- **Policy 6.2.10:** Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.
- **Policy 6.3.4:** Commercial, office, industrial and, residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.
- **Policy 13.1.1:** Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.
- **Policy 13.1.2:** Support the provision of land use availability to meet the housing needs of county residents.

- **Goal 13.4:** Encourage a positive relationship between housing development, land use planning and transportation systems.

The proposed project is consistent with the policies of the County Plan which encourages infill development which complements existing uses. The County Plan encourages a variety of housing options that allows for a balance of mutually supported land uses in a more urban area of the County. This project is in a location that is accessible to employment and public transportation. A buffer area of 125' from the industrial uses to the north will be maintained.

**2. The subdivision is consistent with the purposes of this Code;**

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed project is consistent with the County Policy Plan as it will provide housing choice in a location accessible to employment, commercial services and public transportation.

**3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site

**4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

The proposed development is located in the service area for the Cherokee Metropolitan District. The District provided a 'Letter of Commitment', dated February 12, 2020, for Phase 1 of the project. It was determined by the District, based on the data provided by JR Engineering, that the following total water demand supply by this Phase 1 occupancy:

Type of Use	Demand (AF/yr)
Domestic	47.0
Irrigation	14.8
<b>Total</b>	<b>61.8</b>

***The Applicant requests the following:***

- ***Phase 1: the finding of sufficiency for water quantity, dependability and quality with his Preliminary Plan so that the Final Plat for Phase 1 can be approved administratively.***
- ***Phase 2: the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.***

**5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

JR Engineering prepared a Wastewater Disposal Report. The purpose of the report is to show that the proposed wastewater discharge is within the acceptance capacity of the Cherokee Hills Metropolitan District and satisfies the requirements set forth by the El Paso County Land Development Code, Section 8.4.8.D (Wastewater Disposal - Public System). No waivers are necessary. The District provided a 'Letter of Commitment' for municipal water and sewer service for Phase 1 of this development project.

**6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];**

The Geologic Hazards Evaluation and Preliminary Geotechnical Investigation report prepared by CTL Thompson evaluates the site for the occurrence of geologic hazards that may impact development of the property, and to provide preliminary geotechnical design concepts. In summary, the report notes the following:

- Geologic Hazards were not identified that would preclude the development as planned.
- Regional geologic conditions that impact the site include seismicity and radioactivity. These conditions can be mitigated with engineering design and construction methods commonly employed in the area.
- The near-surface soils consisted of 25-feet of clean silty, sand soils with widely-scattered lenses of clayey sand and sandy clay.
- Groundwater will vary with seasonal precipitation and landscaping irrigation.
- Site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment.
- It is likely that spread footing foundations and conventional, slab-on-grade floors for at-grade levels will be appropriate for this site.
- Overall plans should provide for rapid conveyance of surface runoff to the storm sewer system.

**7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Preliminary Drainage Report prepared by Jr Engineering. The proposed stormwater conveyance system was designed to convey the developed project runoff to two proposed full spectrum water quality and detention ponds via private storm sewer. The proposed ponds

are designed to release at less than historic rates to minimize adverse impacts downstream. Treated water will outfall directly into the Sand Creek Drainageway, where it will eventually outfall into Fountain Creek.

**8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Site access is proposed to be provided via two full movement accesses to the extension of Paonia St east of the residential development within the project site. Internal roadways will be private. Internal circulation or safety based on the current design of the site should not cause any issues. Street names have not yet been decided for this project. El Paso-Teller County 911 Authority will be contacted when street names have been determined to seek approval.

**9. The proposed subdivision has established an adequate level of compatibility by**

**1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

An approximately 4.73 open space area east of the Paonia extension will be preserved. Two natural marshland detention areas will be constructed. The Sand Creek -Center Tributary Drainageway channel will be improved in order to provide adequate capacity and prevent further erosion. These recommended improvements include widening and riprap lining to ensure the Sand Creek Drainageway remains stable during 100-year event. This open space area will be maintained by the project owner or manager. The project will have sufficient open space areas throughout the development for the residents. There is a perimeter pathway, landscaped areas around the proposed buildings, a park/playground area, two dog park areas, and a clubhouse and pool area.

**2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

An internal perimeter pathway will be located throughout the project which will be maintained by the property owner or manager. Internal concrete sidewalks will be located throughout the project which will connect to a detached sidewalk along Paonia Street and Galley Road. Mountain Metropolitan Transit provides bus service in El Paso County. Currently there are existing bus stops located adjacent to the project site. This site is a great location for multi-family development as its close to transit, employment, commercial services and McAuliffe Elementary School is within walking distance. The County has previously supported a multi-family development at this location in accordance with Resolution No. 17-118.

**3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

As part of the previous rezoning and site development plan approval (Resolution No. 17-118) for a multi-family project, a 125' building setback was established along the north and east zoning district boundaries.

The project includes these setbacks and proposes a 5' berm along the northern property line in addition to the installation of a 6' opaque fence along the north property boundary.

**4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

The open area to the east of Paonia Street will remain un-developed except for Drainageway channel improvements and the construction of two full spectrum water quality and detention ponds. Neither wetlands nor wildlife corridors are known on this site.

**5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads and proposed access improvements on Galley Road and Paonia Street will accommodate the site development traffic. The proposed project will not negatively impact the levels of service of County services and facilities as well as of Cherokee Metropolitan District, CSU or Cimarron Hills Fire Department.

**10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Cherokee Metropolitan District has provided a formal Letter of Commitment for water and sewer services for Phase 1 of the development. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality for Phase 2 be deferred to Final Plat. Colorado Springs Utilities has provided a commitment letter for electric and gas services. Copies of these letters have been included with this submittal.

**11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The Cimarron Hills Fire Department has provided a Will Serve letter which indicated that emergency services requested from the CHFPD will be provided from our full-time staffed facilities, with the closest located at 1885 Peterson Road, approximately 1.5 miles away. A copy of this letter has been included with this submittal.

**12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of the Code.

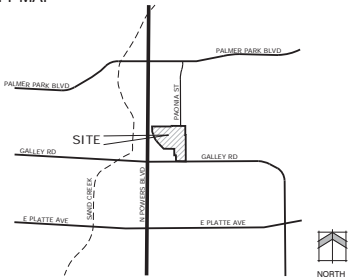


# SOLACE OF COLORADO SPRINGS

## PRELIMINARY PLAN

THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

### VICINITY MAP



### NOTES

1. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
2. RETAINING WALLS EXCEEDING 4 FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
3. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT CITY TRAFFIC ENGINEERING, SIGNS & MARKETING AT 719-385-6720 FOR ASSISTANCE.
4. PRIOR TO BUILDING PERMIT APPROVAL, AN APPLICATION FOR A WAIVER OF REPLAT OR FINAL SUBDIVISION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
5. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
7. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR RM-12 ZONING.
9. THIS PARCEL IS PARTIALLY WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON FEMA MAPPING PANEL NO. 080410052 D, DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE. AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
10. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304 OF EL PASO COUNTY RECORDS.

### LEGAL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED IN BOOK 5046 AT PAGE 748, AND POWERS AND GALLEY PLAZA FILING NO. 1 AS RECORDED IN PLAT BOOK A-4 AT PAGE 30 OF THE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N 00 DEGREES 27 MINUTES 48 SECONDS E, 1407.69 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE N 89 DEGREES 59 MINUTES 53 SECONDS E, 1435.46 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 3845 AT PAGE 139 OF SAID RECORDS, AND ALONG THE SOUTHERLY BOUNDARY LINE OF O.K. SUBDIVISION AS DESCRIBED IN PLAT BOOK G-3 AT PAGE 42 OF SAID RECORDS TO THE SOUTHEASTERLY CORNER OF SAID O.K. SUBDIVISION, A POINT ON THE WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 2 AS DESCRIBED IN PLAT BOOK 112 AT PAGE 22 OF SAID RECORDS, THENCE S 00 DEGREES 29 MINUTES 25 SECONDS W, 1375.25 FEET ALONG SAID WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 2, AND ALONG THE WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 1 AS DESCRIBED IN PLAT BOOK N-2 AT PAGE 6 TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2250 AT PAGE 932 OF SAID RECORDS, THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 444.88 FEET ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2388 AT PAGE 86 OF SAID RECORDS TO THE NORTHWEST CORNER THEREOF, THENCE S 00 DEGREES 18 MINUTES 00 SECONDS W, 40.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7; THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 990.00 FEET ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING.  
EXCEPT THE SOUTHERLY 40 FEET OF THE WESTERLY 860 FEET THEREOF AS CONVEYED TO EL PASO COUNTY BY DEED RECORDED JANUARY 15, 1985 IN BOOK 2053 AT PAGE 155 AND BY DEED RECORDED FEBRUARY 6, 1970 IN BOOK 2388 AT PAGE 861, AND EXCEPT ANY PORTION HEREOF TAKEN OR USED AS POWERS BOULEVARD INCLUDING, BUT NOT LIMITED TO THAT CERTAIN TRACT CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED OCTOBER 27, 1987 IN BOOK 5637 AT PAGE 993, AND EXCEPT THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THAT PORTION OF POWERS AND GALLEY PLAZA NO. 1 AS RECORDED IN PLAT BOOK A-4 AT PAGE 30 OF THE RECORDS OF SAID COUNTY ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE ADDITIONAL RIGHT OF WAY PARCEL AS RECORDED IN SAID POWERS AND GALLEY PLAZA FILING NO. 1, (THE FOLLOWING SIX (6) COURSES ARE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF THE ADDITIONAL RIGHT OF WAY FOR GALLEY ROAD AS RECORDED IN SAID POWERS AND GALLEY PLAZA FILING NO. 1): (1) THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 960.06 FEET; (2) THENCE N 00 DEGREES 27 MINUTES 47 SECONDS E, 170.42 FEET; (3) THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING OF S 44 DEGREES 37 MINUTES 07 SECONDS E, A CENTRAL ANGLE OF 90 DEGREES 09 MINUTES 47 SECONDS AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 236.05 FEET; (4) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 29.55 FEET; (5) THENCE S 85 DEGREES 53 MINUTES 00 SECONDS E, 103.33 FEET; (6) THENCE S 86 DEGREES 42 MINUTES 00 SECONDS E, 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID POWERS AND GALLEY PLAZA FILING NO. 1, (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1): (1) THENCE N 89 DEGREES 27 MINUTES 47 SECONDS E, 300.00 FEET; (2) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 300.00 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 5168 AT PAGE 1257 OF SAID RECORDS, (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID TRACT): (1) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 88.61 FEET; (2) THENCE S 00 DEGREES 27 MINUTES 47 SECONDS W, 200.00 FEET; (3) THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 68.61 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID POWERS AND GALLEY PLAZA FILING NO. 1, THENCE S 00 DEGREES 27 MINUTES 47 SECONDS W, 10.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING, AND EXCEPT THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEED RECORDED APRIL 18, 2010 UNDER RECEPTION NO. 216015656;  
AND EXCEPT THAT PORTION OF LOT 2 OF POWERS & GALLEY PLAZA FILING NO. 1 BY DEED RECORDED FEBRUARY 17, 2016 UNDER RECEPTION NO. 216015654.  
PARCEL B:  
TEMPORARY NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THAT PORTION OF LOT 1 IN POWERS AND GALLEY PLAZA NO. 1 AS DESCRIBED IN EASEMENT AGREEMENT RECORDED DECEMBER 13, 1991 IN BOOK 5913 AT PAGE 713.  
Total Square Footage / Acres: 1,263,616 / 28.82

### SITE DATA

Owner:	Butler & Peetz LLC 6625 Delmonico Dr Colorado Springs, CO 80919
Developer:	Jackson Dearborn Partners 404 S. Wells Street, Suite 400 Chicago, IL 60607
Land Planner:	NES Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
Engineer:	JR Engineering 5475 Tech Center Dr, Suite 235 Colorado Springs, CO 80919
Architect:	LCM Architects 819 S Wabash Ave, 5th Floor Chicago, IL 60605
Tax ID Number:	5407200052
Current Zoning:	RM-12 CAD-O (Resolution No. 17-118)
Site Area:	28.82 Acres
Phase 1 Area:	21.31 Acres
Phase 2 Area:	7.51 Acres
Proposed Land Use:	Multi-Family Residential (348 Units)
Proposed Density:	12 DU/AC
Minimum Lot Size:	3,500 sf
Building Setbacks:	
Front:	15'
Side:	10'
Rear:	20'
*There is a 125' setback to any structure from the North and East Zone District Boundaries	

Landscape Setbacks	
Pavonia:	35' Setback

Maximum Lot Coverage:	70%
Maximum Building Height:	40'

Lot Coverage	
-110,580 SF (14.4%) Building	
-210,280 SF (27.3%) Impervious	
-449,039 SF (58.3%) Landscape	

Utility Providers	
Water/Sewer:	Cherokee Metro District
Electric/Gas:	Colorado Springs Utilities
Fire:	Cimarron Hills Fire Protection District



N.E.S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com

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### SOLACE OF COLORADO SPRINGS

### PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE:	DATE
PROJECT MGR:	1. BAXTER
PREPARED BY:	B. WISEMAN

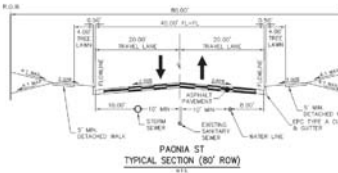
### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

### COVER

1

1 OF 6



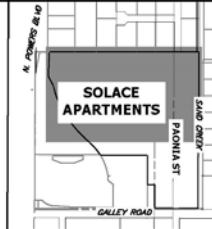
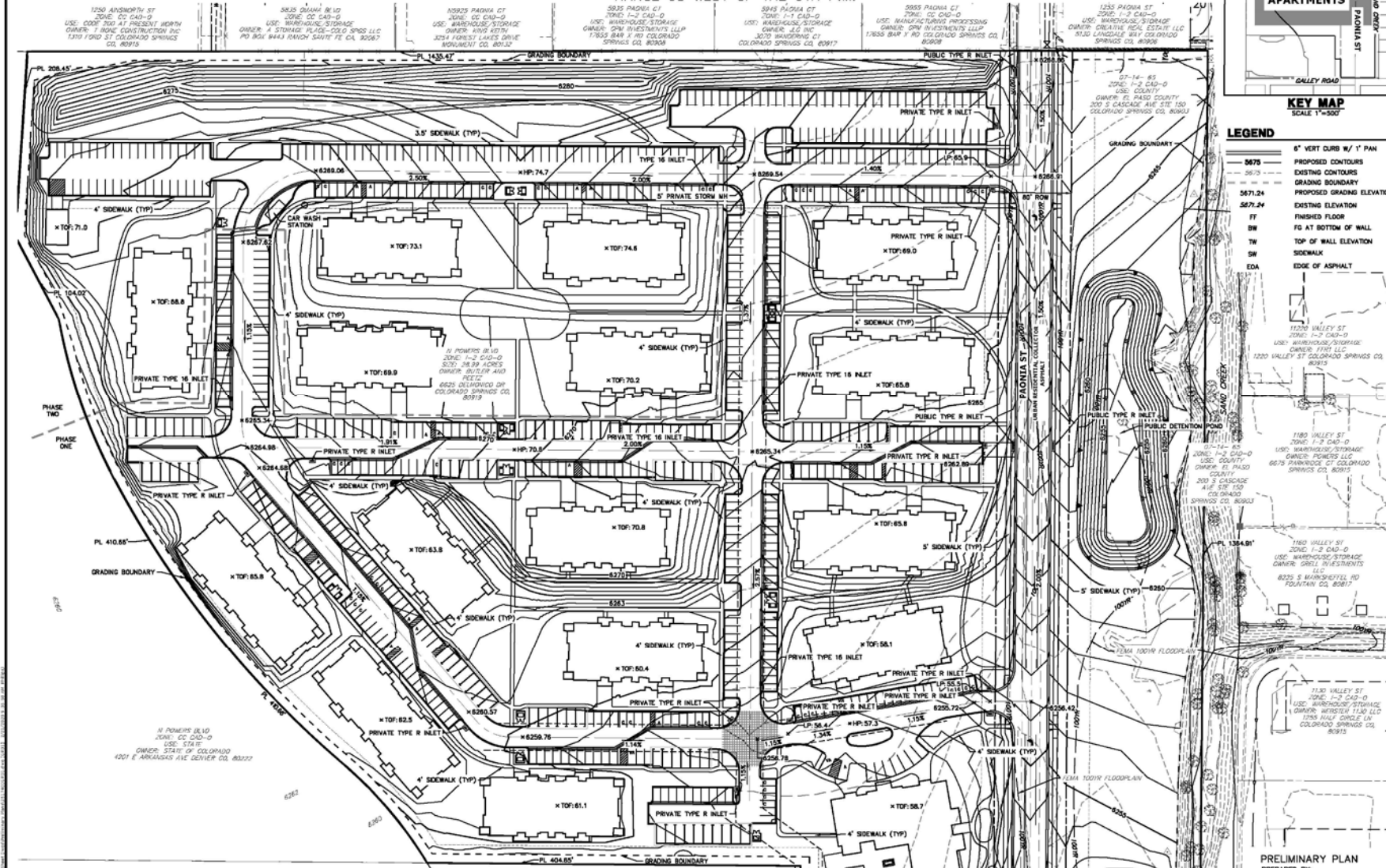
### SHEET INDEX

Sheet 1 of 6:	Cover
Sheet 2 of 6:	Preliminary Plan
Sheet 3 of 6:	Preliminary Grading Plan
Sheet 4 of 6:	Preliminary Grading Plan
Sheet 5 of 6:	Preliminary Utility Plan
Sheet 6 of 6:	Preliminary Utility Plan



# SOLACE APARTMENTS

EL PASO COUNTY, COLORADO  
A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.



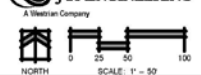
**LEGEND**

6" VERT CURB W/ 1" PAV
PROPOSED CONTOURS
EXISTING CONTOURS
GRADING BOUNDARY
PROPOSED GRADING ELEVATION
EXISTING ELEVATION
FINISHED FLOOR
FO AT BOTTOM OF WALL
TOP OF WALL ELEVATION
SIDEWALK
EDGE OF ASPHALT

## PRELIMINARY PLAN NOTES

PROPOSED PAONIA STREET TO HAVE AN 80' ROW WITH THE SAME ROAD SECTION UTILIZED IN THE 80' TYPICAL URBAN RESIDENTIAL COLLECTOR STREET AS FOUND IN CHAPTER 2, SECTION 2.2.4.B.5 OF THE EDC.

PRELIMINARY PLAN  
PREPARED BY:  
**JR ENGINEERING**  
A Creative Company



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719-471-0073  
Fax 719-471-0267  
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## SOLACE APARTMENTS

PRELIMINARY  
GRADING PLAN  
EL PASO COUNTY, CO

DATE: PROJECT NO: PREPARED BY: DATE: 5. 2012 BY: J. BARTER

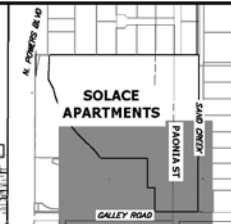
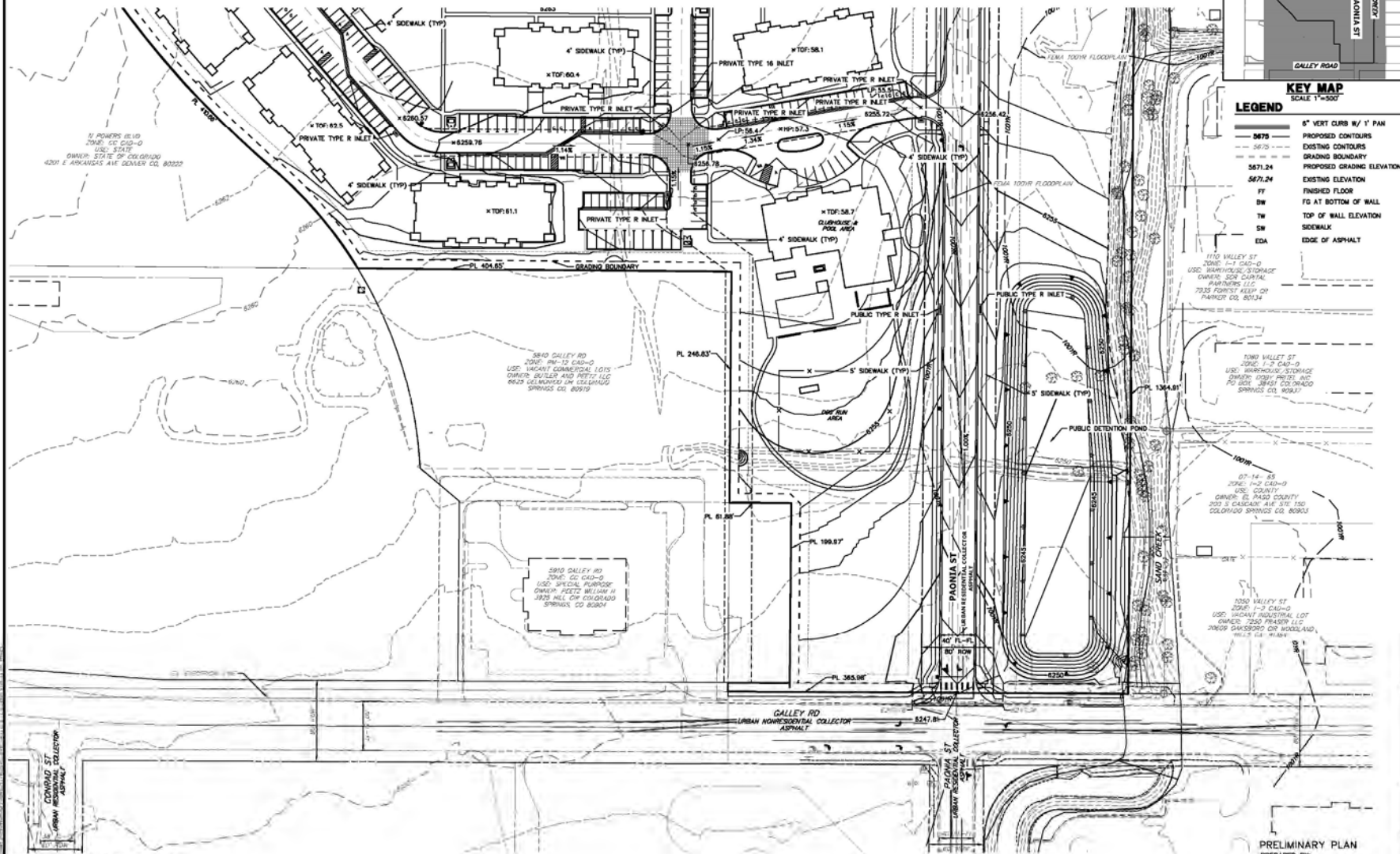
PRELIMINARY  
GRADING PLANS

**S3**  
3 OF 6

# SOLACE APARTMENTS

EL PASO COUNTY, COLORADO

A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.



**KEY MAP**  
SCALE 1"=500'

**LEGEND**

5675	5' VERT CURB W/ 1' PAN
5675	PROPOSED CONTOURS
5675	EXISTING CONTOURS
5675	GRADING BOUNDARY
5675	PROPOSED GRADING ELEVATION
5675	EXISTING ELEVATION
5675	FINISHED FLOOR
5675	FG AT BOTTOM OF WALL
5675	TOP OF WALL ELEVATION
5675	SIDEWALK
5675	EDGE OF ASPHALT

## PRELIMINARY PLAN NOTES

PROPOSED PAONIA STREET TO HAVE AN 80' ROW WITH THE SAME ROAD SECTION UTILIZED IN THE 80' TYPICAL URBAN RESIDENTIAL COLLECTOR STREET AS FOUND IN CHAPTER 2, SECTION 2.2.4.B.5 OF THE ECM.

PRELIMINARY PLAN  
PREPARED BY:  
**JR ENGINEERING**  
Civil Engineering  
NORTH  
SCALE: 1" = 50'

Land Planning  
Landscape  
Architecture  
Urban Design



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Colorado Springs, CO 80903

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Fax 719-471-0267

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## SOLACE APARTMENTS

PRELIMINARY  
GRADING PLAN  
EL PASO COUNTY, CO

DATE: PROJECT NO.: PREPARED BY:

PRELIMINARY  
GRADING PLANS

**S4**  
4 OF 6



# SOLACE APARTMENTS

EL PASO COUNTY, COLORADO  
PRELIMINARY UTILITY PLAN

SOLACE APARTMENTS

KEY MAP  
SCALE 1"=200'

Land Planning  
Landscape  
Architecture  
Urban Design

NES

N.E.S. Inc.  
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Colorado Springs, CO 80903

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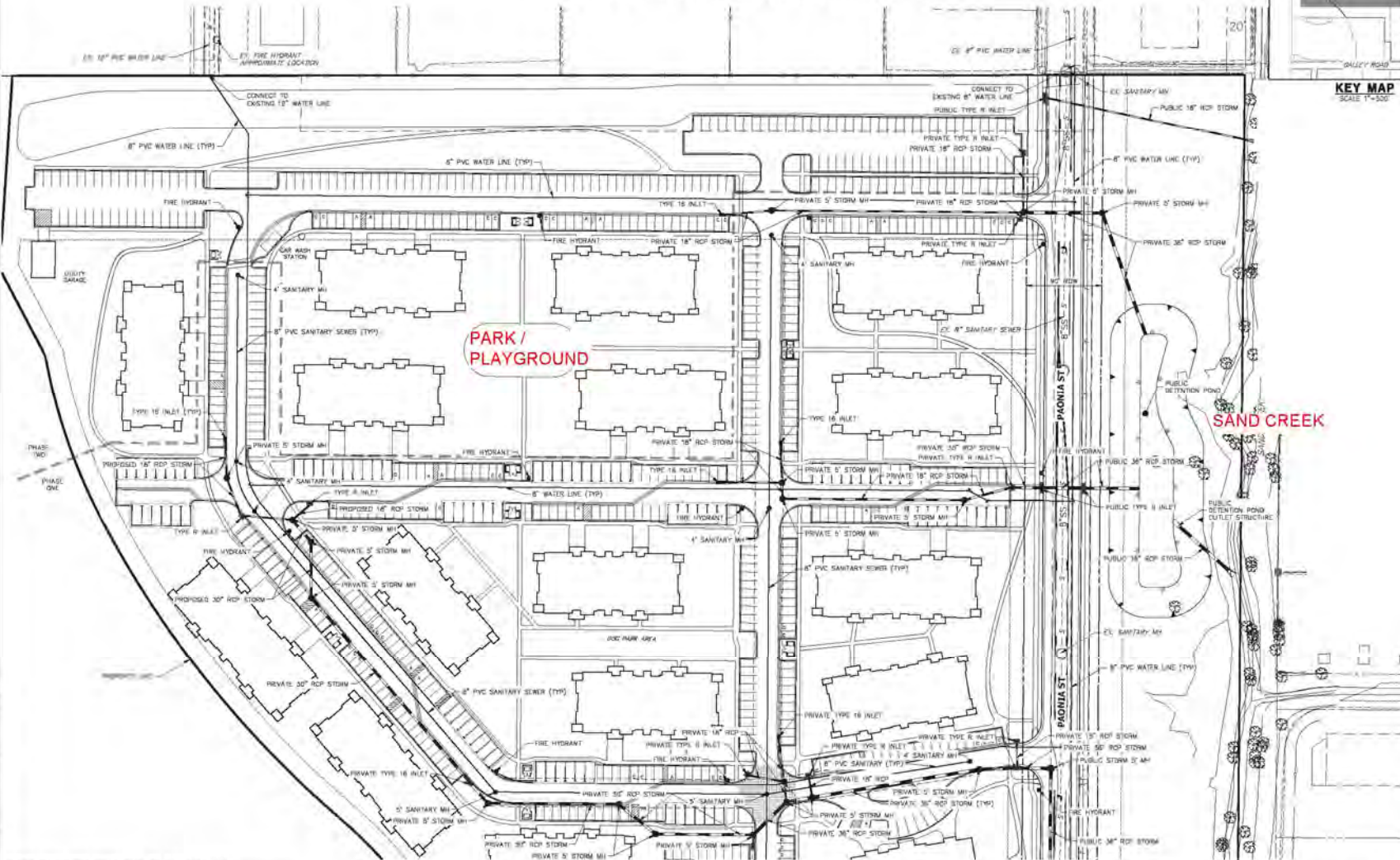
SOLACE APARTMENTS  
PRELIMINARY UTILITY PLAN

EL PASO COUNTY, CO

DATE: 11/11/11  
DESIGNED BY: J.R. ENGINEERING  
CHECKED BY: J.R. ENGINEERING

OVERALL UTILITY PLANS

S5  
5 of 6



**PRELIMINARY UTILITY PLAN NOTES**  
1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

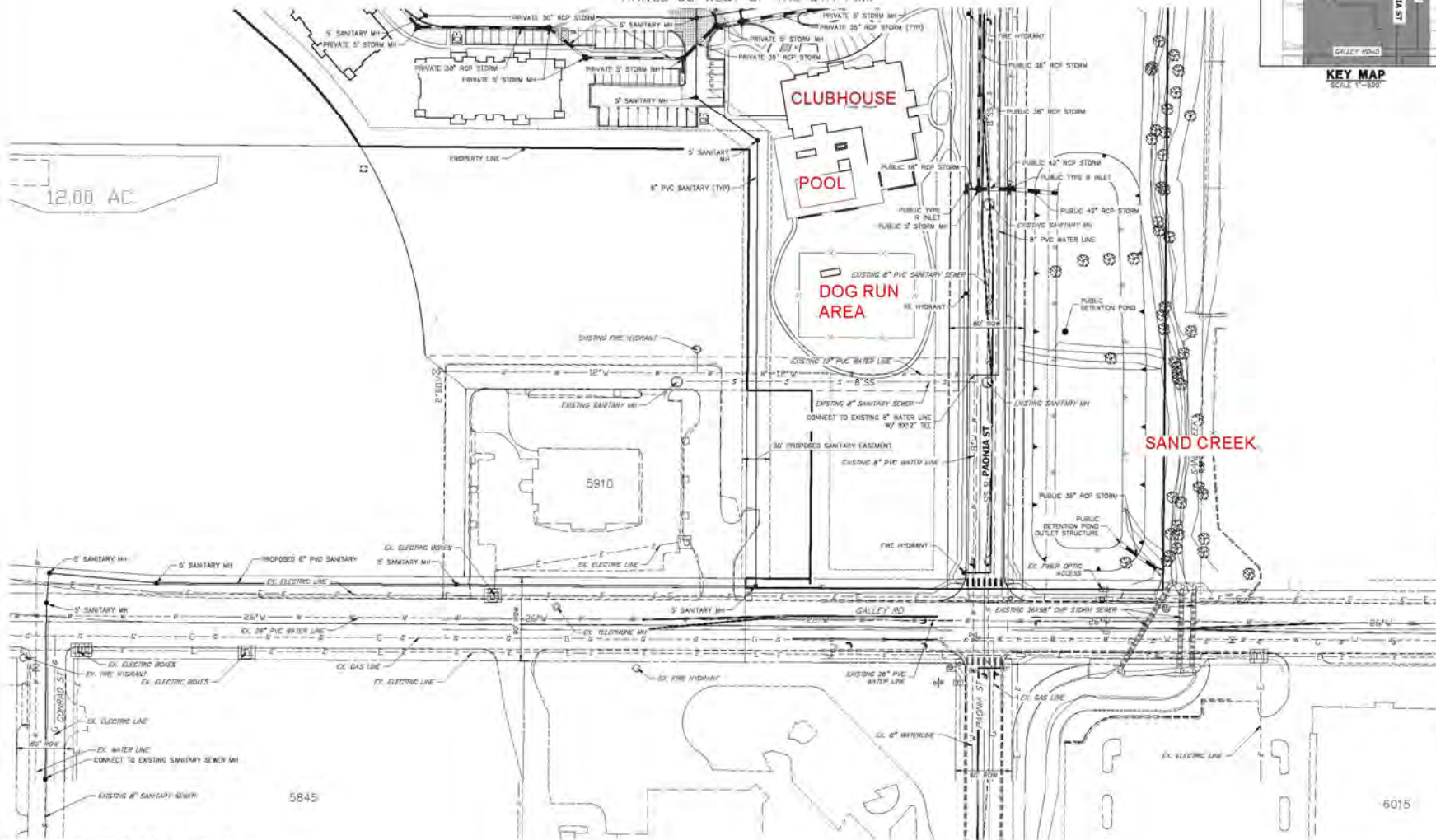
PRELIMINARY PLAN  
PREPARED BY:  
J.R. ENGINEERING  
A Division Company  
SCALE: 1"=20'

# SOLACE APARTMENTS

## EL PASO COUNTY, COLORADO

### PRELIMINARY UTILITY PLAN

A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.



#### PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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Fax: 719-471-0362

www.nescolorado.com

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**SOLACE APARTMENTS**  
PRELIMINARY UTILITY PLAN

EL PASO COUNTY, CO

DATE: 10/1/11  
DESIGNED BY: J.R. ENGINEERING  
CHECKED BY: J.R. ENGINEERING

OVERALL UTILITY PLANS

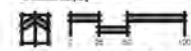
**S6**  
6 OF 6

PRELIMINARY PLAN

PREPARED BY:

J.R. ENGINEERING

A Solution Company



NORTH

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Reserve at Corral Bluffs Filing No. 3 Final Plat

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #6 - B

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 3 Final Plat. This Final Plat consists of six residential lots totaling 59.95 acres with a minimum lot size of 5 acres and a 25.6 acre tract to be held for future Filing No.4. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 miles south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. The Corral Bluffs Open Space is located immediately south of the project site, and the City's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail. The County Parks Master Plan shows the Corral Bluffs Candidate Open Space Area intersecting the lower part of the project site.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

#### **Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of The Reserve at Corral Bluffs Filing No. 3 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,802.



# Reserve at Corral Bluffs Filing No. 3 Final Plat Review

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- CorralBluffsFiling3
- Colorado Springs Parks
- Parcels
- Streams
- Incorporated Areas
- Candidate Open Space Land



Reserve at  
Corral Bluffs  
Filing No.3

Corral Bluffs  
Candidate Open  
Space

City of  
Colorado Springs

Corral Bluffs Open Space  
City of Colorado Springs

Jimmy Camp Creek Regional Trail



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

April 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Corral Bluffs Filing No.3	Application Type:	Final Plat
PCD Reference #:	SF-207	Total Acreage:	59.95
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Corral Ranches Development Co.	Land Resource Associates	Regional Park Area:	4
Howard Kunstle	David Jones	Urban Park Area:	3
1830 Coyote Point Dr.	9736 Mountain Rd.	Existing Zoning Code:	RR-5
Colorado Springs, CO 80904	Chipita Park, CO 80809	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
0.0194 Acres x 6 Dwelling Units = 0.116		Neighborhood:	0.00375 Acres x 6 Dwelling Units =	0.00
Total Regional Park Acres: 0.116		Community:	0.00625 Acres x 6 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00

FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 4		Neighborhood:		\$116 / Dwelling Unit x 6 Dwelling Units = \$0
\$467 / Dwelling Unit x 6 Dwelling Units = \$2,802		Community:		\$179 / Dwelling Unit x 6 Dwelling Units = \$0
Total Regional Park Fees: \$2,802		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Corral Bluffs Filing No. 3 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,802.

Park Advisory Board Recommendation:

## LETTER OF INTENT

February 28, 2020

**RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 3, FINAL PLAT APPLICATION, EA19202**

**PARCEL NUMBERS:** 4331000023, 4331000025, 4332000016

### **OWNER / DEVELOPER / APPLICANT**

Corral Ranches Development Company  
Howard J. Kunstle, President  
1830 Coyote Point Dr.  
Colorado Springs, CO. 80904-1000

### **CONSULTANTS**

Land Resource Associates, c/o David Jones  
9735 Mountain Road  
Chipita Park, CO 80809  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

JPS Engineers, John Schwab, Principal Engineer  
19 East Willamette Ave.  
Colorado Springs, CO 80903  
719.477.9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer  
545 East Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
719.633.2868  
[jeff@lsctrans.com](mailto:jeff@lsctrans.com)

LWA LAND SURVEYING, Inc., Kevin O'Leary Owner  
953 E. Fillmore St.  
Colorado Springs, CO 80907  
719.636.5179  
[kevin@lwalandsurveying.com](mailto:kevin@lwalandsurveying.com)

ENTECH ENGINEERING, Inc., Kristen Andrew-Hoeser, P.G.  
505 Elkton Drive  
Colorado Springs, CO. 80907  
719.531.5599  
[jgoode@entechengineers.com](mailto:jgoode@entechengineers.com)

ERO RESOURCES CORP.  
1842 Clarkson St.  
Denver, CO. 80218  
303.830.1188

## SITE INFORMATION

The proposed Reserve @ Corral Bluffs subdivision Filing No. 3 is located within portions of the SW14 of the NE1/4 and the NW1/4 of the SW1/4 of Sec 32, T13S, R64W, 6<sup>th</sup> PM. More specifically, the property is located east of the existing Reserve at Corral Bluffs Filing No. 2 subdivision, north of the City of Colorado Springs' Corral Bluffs open space and north and west of the Waste Management land fill site. Vehicular access to the site is provided from the north and east via Hoofprint Rd., a 60' ROW gravel County Rural Residential roadway. The 59.95 acre site is currently zoned RR-5.

## DEVELOPMENT REQUEST

The applicant is requesting a Final Plat approval for the Reserve @ Corral Bluffs subdivision. The 59.95 acre parcel will facilitate the development of 6 single family residential lots at a minimum lot size of 5.0 acres each. The proposed average lot size is 5.05 acres and the proposed gross residential density is 1 lot per 5.73 acres. Also included in Filing No. 3 is a 25.60 acre tract to be held for future Filing No. 4 residential lots.

## JUSTIFICATION FOR REQUEST

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR-5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots.

## EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past agricultural activities: vehicular access trails and fencing.

Proposed improvements within this parcel include: County owned and maintained gravel roadways, drainage channels, electric service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

Water will be provided via individual on site wells operating under a State approve Water Replacement Plan. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas will be provided to or maintained by the HOA.

The property is located within the service area of Mountain View Electric Association, Qwest Communications, Falcon Fire Protection District and the Falcon School District.

## CRITERIA FOR APPROVAL

In approving a final plat, the BoCC/PCD Staff shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan; The Reserve @ Corral Bluffs Preliminary Plan has been found by the BoCC/ PCD Staff to be generally consistent with the goals, objectives and policies of the Highway 94 Comprehensive Plan. As the Filing 3 Final Plat is consistent with the approved Preliminary Plan, Filing 3 can be found to be in general conformance with the Master Plan.*

- *The subdivision is in substantial conformance with the approved Preliminary Plan;* The Filing No. 3 Final Plat accurately reflects the previously approved amended Preliminary Plan.
- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials;* Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards;* Water will be provided via individual on site wells. See applicant submitted Water Resource Report, water quality testing and Water Replacement Plan. Also see County Health Department letter regarding water quality testing, the County Attorney's letter regarding the proposed water supply and the State Engineer's letter regarding the proposed water supply.
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards;* Waste water treatment will be provided via individual on-site septic systems. See Entech Engineering's On-site Wastewater Treatment Report.
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.* All areas containing soil hazards or requiring special precautions, including areas in excess of 30% slope, are located of the proposed building sites or roadways. See Entech Engineering's Soils, Geology and Geologic Hazards Report on file.
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* See JPS Engineering's Drainage Report as approved by PCD staff.
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;* All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See approved Preliminary Plan and Final Plat.
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* Police protection for the Reserve @ Corral Bluffs Filing No. 3 subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Falcon Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association (see utility service commitment letter). The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Memorandum). Neighborhood recreational opportunities are provided via the individual 5.0 acre lot sizes. Regional recreational opportunities are provided by nearby County Regional Parks. Open space is provided by the nearby City of Colorado Springs Corral Bluffs Open Space.
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Per Fire District regulations and County Code requirements, installation of a 30,000 gallon fire water cistern is included within Filing No. 3's public improvements. This cistern is sized and located to facilitate fire water protection needs of the entire Reserve @ Corral Bluffs community. The Corral Bluffs Property Owners Association has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. In addition, the developer has provided a fire break system via the subdivision's

roadway system (see Fire Protection Report, District Service Commitment Letter and District application review response).

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Off-site impacts generated by the development of Filing No. 3 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum).*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Construction of all required Filing No. 3 public improvements will be the responsibility of the developer in accordance with County approved (1) construction documents and specifications, (2) estimate of guaranteed funds and (3) subdivision improvements agreement and guaranteed by a County approved letter of credit.*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.*
- *The extraction of any know commercial mining deposit shall not be impeded by this subdivision; As documented within the Entech Engineering Soils, Geology and Geologic Hazards Report (on file), there are no know commercially viable mineral deposits within the subdivision.*

## **SUPPLEMENTAL INFORMATION**

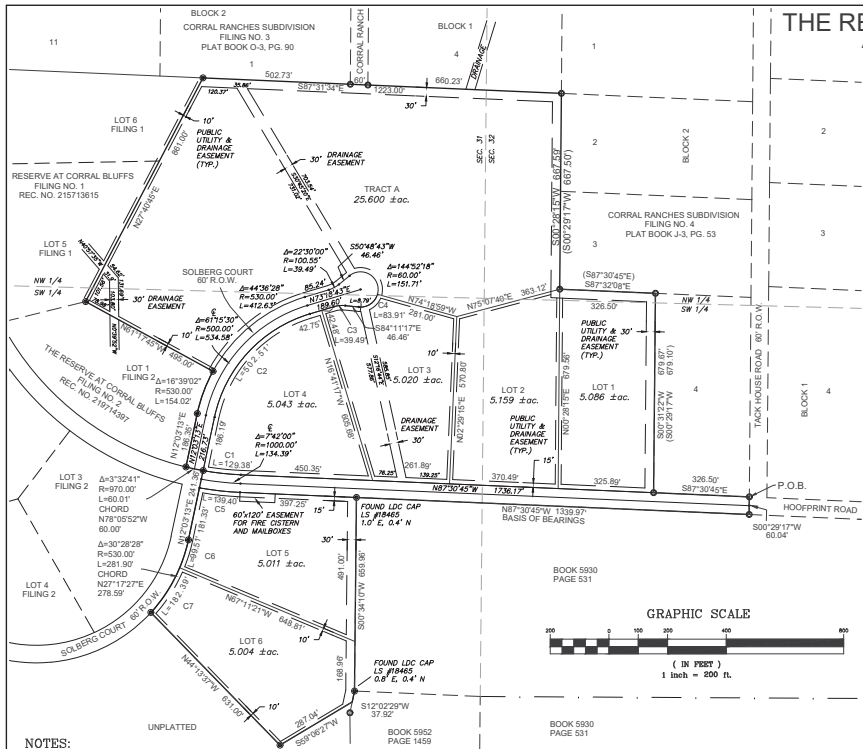
The developer proposes to pay fees in lieu of land dedication for school and park dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed lot areas or road ROW.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended, at the time of building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application. Lot purchasers will be notified of the fee requirement via plat notes which will in turn be included within future property title commitments.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.

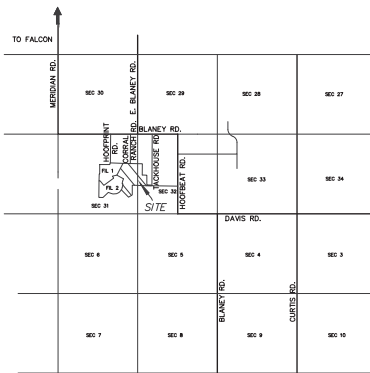


## NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP10-001.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MALLOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 21919484 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE BOARD OF COUNTY COMMISSIONERS, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL, OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-60 AND 517-60.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO UNANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 3 IS RECORDED AT RECEPTION NO. 219194845 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.2.C AND 6.3.3.3.C, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD PAVEMENT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C07800 AND 08041C0584G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: LOT A - AREAS OF PONDED WATER; LOT 4 AND TRACT A - AREAS OF POTENTIALLY SHALLOW GROUNDWATER; LOTS 1 AND 2 AND TRACT A - AREAS POTENTIALLY REQUIRING DESIGNED SEPTIC SYSTEMS DUE TO PERCOLATION TEST DATA SLOWER THAN 60 MIN/IN; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTERIC ENGINEERING DATED JANUARY 30, 2017 FILE SP-121. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- TRACT A IS DEDICATED AS A FUTURE DEVELOPMENT TRACT WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE OWNER.

## THE RESERVE AT CORRAL BLUFFS FILING NO. 3

A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



## EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

## NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP 1/8" FE & 1/5 2892" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP 1/8" PLS 2865"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 5932 AT PAGE 531. N87°30'45"W - 1339.87'. THE DIRECTION IS BASED ON THAT RECORDED DOCUMENT AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. C35554234PL, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESES ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	Δ=7°38'32"	820.00'	129.38'	129.49'
C2	Δ=1°15'30"	170.00'	100.00'	54.90758'
C3	Δ=22°30'00"	100.00'	39.49'	58.433478'
C4	Δ=80°27'44"	60.00'	8.81'	10.544582'
C5	Δ=7°45'10"	130.00'	139.29'	58.136072'
C6	Δ=1°24'26"	130.00'	69.87'	17.252561'
C7	Δ=19°43'10"	130.00'	189.39'	141.49421'

"NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

## SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

## BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF:  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M.  
THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M.  
EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, CORRAL RANCHES FILING SUBDIVISION NO. 4 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK J-3, AT PAGE 53 OF THE EL PASO COUNTY RECORDS;  
THENCE S00°29'17"W ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4, SAID LINE BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF TACK HOUSE ROAD AS PLATTED BY SAID SUBDIVISION, A DISTANCE OF 60.04 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF HOOFPRINT ROAD AS PLATTED BY SAID SUBDIVISION;

THENCE N87°30'45"W ON THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 5932 AT PAGE 531 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 1339.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT;  
THENCE S00°34'10"W ON THE WEST LINE OF SAID TRACT A DISTANCE OF 659.96 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;  
THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET;

THENCE S89°02'27"W A DISTANCE OF 387.34 FEET;  
THENCE N44°13'37"W A DISTANCE OF 631.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY THE RESERVE AT CORRAL BLUFFS FILING NO. 2 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 219714397 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING 36 (36) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID FILING NO. 2:  
1. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 30°28'28", AN ARC DISTANCE OF 281.90 FEET;

2. THENCE N12°03'17"E A DISTANCE OF 241.36 FEET;  
3. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS N78°05'52"W A DISTANCE OF 60.00 FEET;

4. THENCE N12°03'17"E A DISTANCE OF 180.17 FEET;  
5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET;

6. THENCE N81°17'45"W A DISTANCE OF 486.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 215718165 OF SAID EL PASO COUNTY RECORDS;  
THENCE N27°40'45"E ON THE EASTERLY BOUNDARY OF SAID FILING NO. 1, A DISTANCE OF 861.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 2, CORRAL RANCHES SUBDIVISION FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK Q-3 AT PAGE 90 OF SAID EL PASO COUNTY RECORDS TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF THE AFORESAID CORRAL RANCHES SUBDIVISION FILING NO. 4;

THENCE S00°28'15"W ON THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 667.59 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2;  
THENCE S87°32'08"E ON THE SOUTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 326.50 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 2;

THENCE S00°31'22"W ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 67.67 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE S87°30'45"E ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 326.50 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 59.952 ACRES, MORE OR LESS.

## OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 3, ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY PLATTED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CORRAL RANCHES DEVELOPMENT CO INC  
HOWARD J. KUNSTLE, PRESIDENT

## NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

## RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEDMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

FEES: \_\_\_\_\_

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

FILE NO. SF-19-\_\_\_\_

RESERVE AT CORRAL BLUFFS

DECEMBER 22, 2019

PROJECT 11032

SHEET 1 OF 1

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Reserve at Corral Bluffs Filing No. 4 Final Plat

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #6 - C

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 4 Final Plat. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

Filing No. 4 final plat consists of five residential lots totaling 26 acres with a minimum lot size of five acres. This is a re-plat of The Reserve at Corral Bluffs subdivision, Filing No.3, Tract A.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 mile south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. Corral Bluffs Open Space is located immediately south of the project site, and the City of Colorado Springs's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail. The County Parks Master Plan shows the Corral Bluffs Candidate Open Space intersecting the lower part of the project site.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

#### **Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 4 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.



# Reserve at Corral Bluffs Filing No. 4 Final Plat Review

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- CorralBluffsFiling4
- Colorado Springs Parks
- Parcels
- Streams
- Incorporated Areas
- Candidate Open Space Land



Reserve at  
Corral Bluffs  
Filing No.4

Corral Bluffs  
Candidate Open  
Space

Corral Bluffs Open Space  
City of Colorado Springs

City of  
Colorado Springs

Jimmy Camp Creek Regional Trail



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

April 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Corral Bluffs Filing No.4	Application Type:	Final Plat
PCD Reference #:	SF-208	Total Acreage:	26.00
		Total # of Dwelling Units:	5
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.48
Corral Ranches Development Co.	Land Resource Associates	Regional Park Area:	4
Howard Kunstle	David Jones	Urban Park Area:	3
1830 Coyote Point Dr.	9736 Mountain Rd.	Existing Zoning Code:	RR-5
Colorado Springs, CO 80904	Chipita Park, CO 80809	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS			Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4			Urban Park Area: 3		
0.0194 Acres x 5 Dwelling Units = 0.097			Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
Total Regional Park Acres: 0.097			Community:	0.00625 Acres x 5 Dwelling Units =	0.00
			Total Urban Park Acres:		0.00

FEE REQUIREMENTS					
Regional Park Area: 4			Urban Park Area: 3		
\$467 / Dwelling Unit x 5 Dwelling Units = \$2,335			Neighborhood:	\$116 / Dwelling Unit x 5 Dwelling Units =	\$0
Total Regional Park Fees: \$2,335			Community:	\$179 / Dwelling Unit x 5 Dwelling Units =	\$0
			Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Corral Bluffs Filing No. 4 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.

Park Advisory Board Recommendation:

## LETTER OF INTENT

February 28, 2020

**RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 4, FINAL PLAT APPLICATION, EA19202**

**PARCEL NUMBERS:** 4331000023, 4331000025, 4332000016

### **OWNER / DEVELOPER / APPLICANT**

Corral Ranches Development Company  
Howard J. Kunstle, President  
1830 Coyote Point Dr.  
Colorado Springs, CO. 80904-1000

### **CONSULTANTS**

Land Resource Associates, c/o David Jones  
9735 Mountain Road  
Chipita Park, CO 80809  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

JPS Engineers, John Schwab, Principal Engineer  
19 East Willamette Ave.  
Colorado Springs, CO 80903  
719.477.9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer  
545 East Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
719.633.2868  
[jeff@lsctrans.com](mailto:jeff@lsctrans.com)

LWA LAND SURVEYING, Inc., Kevin O'Leary Owner  
953 E. Fillmore St.  
Colorado Springs, CO 80907  
719.636.5179  
[kevin@lwalandsurveying.com](mailto:kevin@lwalandsurveying.com)

ENTECH ENGINEERING, Inc., Kristen Andrew-Hoeser, P.G.  
505 Elkton Drive  
Colorado Springs, CO. 80907  
719.531.5599  
[jgoode@entechengineers.com](mailto:jgoode@entechengineers.com)

ERO RESOURCES CORP.  
1842 Clarkson St.  
Denver, CO. 80218  
303.830.1188

## SITE INFORMATION

The proposed Reserve @ Corral Bluffs subdivision Filing No. 3 is located within portions of the SW14 of the NE1/4 and the NW1/4 of the SW1/4 of Sec 32, T13S, R64W, 6<sup>th</sup> PM. More specifically, the property is located east of the existing Reserve at Corral Bluffs Filing No. 2 subdivision, north of the City of Colorado Springs' Corral Bluffs open space and north and west of the Waste Management land fill site. Vehicular access to the site is provided from the north and east via Hoofprint Rd., a 60' ROW gravel County Rural Residential roadway. The 26.00 acre site is currently zoned RR-5.

## DEVELOPMENT REQUEST

The applicant is requesting a Final Plat approval for the Reserve @ Corral Bluffs subdivision Filing No. 4. Filing 4 is a replat of Tract A, Filing 3, of the Reserve @ Corral Bluffs subdivision. The 26.00 acre parcel will facilitate the development of 5 single family residential lots at a minimum lot size of 5.0 acres each.

## JUSTIFICATION FOR REQUEST

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR-5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots.

## EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past agricultural activities: vehicular access trails and fencing.

Proposed improvements within this parcel include: County owned and maintained gravel roadways, drainage channels, electric service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

Water will be provided via individual on site wells operating under a State approve Water Replacement Plan. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas will be provided to or maintained by the HOA.

The property is located within the service area of Mountain View Electric Association, Qwest Communications, Falcon Fire Protection District and the Falcon School District.

## CRITERIA FOR APPROVAL

In approving a final plat, the BoCC/PCD Staff shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan;* The Reserve @ Corral Bluffs Preliminary Plan has been found by the BoCC/ PCD Staff to be generally consistent with the goals, objectives and policies of the Highway 94 Comprehensive Plan. As the Filing 4 Final Plat is consistent with the approved Preliminary Plan, Filing 4 can be found to be in general conformance with the Master Plan.
- *The subdivision is in substantial conformance with the approved Preliminary Plan;* The Filing No. 4 Final Plat accurately reflects the previously approved amended Preliminary Plan.

- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials;* Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards;* Water will be provided via individual on site wells. See applicant submitted Water Resource Report, water quality testing and Water Replacement Plan. Also see County Health Department letter regarding water quality testing, the County Attorney's letter regarding the proposed water supply and the State Engineer's letter regarding the proposed water supply.
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards;* Waste water treatment will be provided via individual on-site septic systems. See Entech Engineering's On-site Wastewater Treatment Report.
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.* All areas containing soil hazards or requiring special precautions, including areas in excess of 30% slope, are located of the proposed building sites or roadways. See Entech Engineering's Soils, Geology and Geologic Hazards Report on file.
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* See JPS Engineering's Drainage Report as approved by PCD staff.
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;* All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See approved Preliminary Plan and Final Plat.
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* Police protection for the Reserve @ Corral Bluffs Filing No. 4 subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Falcon Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association (see utility service commitment letter). The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Memorandum). **Neighborhood recreational opportunities are provided via the individual 5.0 acre lot sizes. Regional recreational opportunities are provided by nearby County Regional Parks. Open space is provided by the nearby City of Colorado Springs Corral Bluffs Open Space.**
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Per Fire District regulations and County Code requirements, installation of a 30,000 gallon fire water cistern is included within Filing No. 3's public improvements. This cistern is sized and located to facilitate fire water protection needs of the entire Reserve @ Corral Bluffs community. The Corral Bluffs Property Owners Association has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. In addition, the developer has provided a fire break system via the subdivision's roadway system (see Fire Protection Report, District Service Commitment Letter and District application review response).

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Off-site impacts generated by the development of Filing No. 4 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum).*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Construction of all required Filing No. 4 public improvements will be the responsibility of the developer in accordance with County approved (1) construction documents and specifications, (2) estimate of guaranteed funds and (3) subdivision improvements agreement and guaranteed by a County approved letter of credit.*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.*
- *The extraction of any know commercial mining deposit shall not be impeded by this subdivision; As documented within the Entech Engineering Soils, Geology and Geologic Hazards Report (on file), there are no know commercially viable mineral deposits within the subdivision.*

## SUPPLEMENTAL INFORMATION

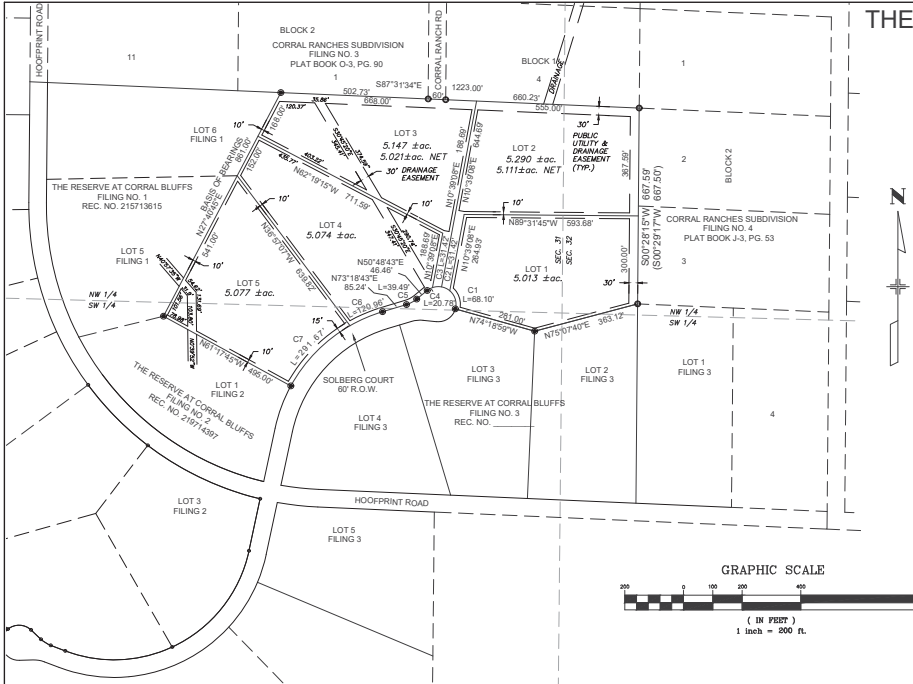
The developer proposes to pay fees in lieu of land dedication for school and park dedication requirements.

As Filing 4 is a replat of Tract A, Filing 3, there are no public improvements required or proposed for this Filing.

There are no slopes exceeding 30% within the proposed lot areas or road ROW.

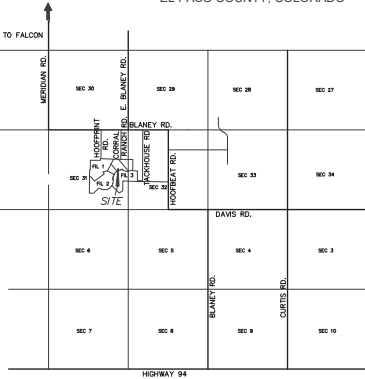
All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended, at the time of building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application. Lot purchasers will be notified of the fee requirement via plat notes which will in turn be included within future property title commitments.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.



# THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A REPLAT OF TRACT A, THE RESERVE OF CORRAL BLUFFS FILING NO. 3  
A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



## BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6TH P.M., THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THE RESERVE AT CORRAL BLUFFS FILING 3, EL PASO COUNTY, COLORADO, CONTAINING 26.00 ACRES, MORE OR LESS.

## EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

## NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "W FE & LS 2692" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "W PLS 2688"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE EAST LINE OF THE FILING NO. 1, N27°40'45"E - 861.00' THE DIRECTION IS BASED ON THE RECORDED PLAT OF FILING NO. 1 AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55034289PL, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESES ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	=46°10'54"	60.00'	68.10'	N16°49'50"W	64.50'
C2	=4°30'00"	60.00'	31.42'	N68°00'50"W	31.06'
C3	=4°30'00"	60.00'	31.42'	N85°19'08"E	31.06'
C4	=17°50'22"	60.00'	20.78'	N60°43'45"E	20.67'
C5	=22°00'00"	100.00'	36.49'	N62°55'47"E	36.21'
C6	=14°24'34"	540.00'	120.86'	N68°46'22"E	120.70'
C7	=17°15'57"	530.00'	126.67'	N44°28'17"E	126.00'

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

## SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #29558  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

## OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 4. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

## IN WITNESS WHEREOF:

THE AFORESAID CORRAL RANCHES DEVELOPMENT CO, INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CORRAL RANCHES DEVELOPMENT CO INC,  
HOWARD J. KUNSTLE, PRESIDENT

## NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO, INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

## RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

## FEES:

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

RECORDED BY  
**LWA LAND SURVEYING, INC.**

851 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-9179

FILE NO. SF-19-\_\_\_\_

RESERVE AT CB PL 3, LWA  
DECEMBER 26, 2019  
PROJECT 11032  
SHEET 1 OF 1

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Creekside South at Lorson Ranch - PUDSP

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #6 – D

**Presenter:** Jason Meyer, Planning Supervisor

**Information:** **Endorsement:** X

#### **Background Information:**

Request by Lorson LLC for approval of Creekside South at Lorson Ranch Planned Unit Development Site Plan (PUDSP). Creekside South at Lorson Ranch is located south of Lorson Boulevard, east of the Jimmy Camp Creek East Tributary, and borders the Peaceful Valley Lakes Estates subdivision. Consistent with previously approved Sketch Plan Amendment, the applicant is proposing a tract of open space and larger 2.5-acre lots along the southern boundary to act as a buffer and transition in density between Lorson Ranch and Peaceful Valley Lakes Estates.

Creekside South at Lorson Ranch totals 64.26 acres and includes 200 single-family residential lots on 36.28 acres (65.46%), open space totaling 18.94 acres (29.47%), and right-of-way totaling 9.04 acres (14.07%). The open space dedication meets the 10% threshold for open space dedication; however, staff notes that Tract A (5.96 acres) is included in the open space calculations but is identified for future development. Removing Tract A from the open space calculations, the overall open space dedication would be 12.98 acres, or 20.20%.

The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside South PUD area. The Fountaine Boulevard bicycle route and Jimmy Camp Creek Regional Trail are both located north of the Creekside South PUD area. However, the applicant has expressed a desire to develop a system of internal trails and has consistently shown this on previously approved sketch plans, PUD's and Preliminary Plans.

After a review of the Creekside South PUD plans staff notes there are no internal trails shown on the drawings. Staff strongly encourages the applicant provide a trail within the Creekside South PUD area and suggests the continuance of a trail that is shown on the previously approved Sketch Plan and within Lorson Ranch East Filing No. 4. This internal trail follows the overhead electric line corridor, crosses Trappe Drive, and is shown ending within Creekside South at the southern boundary of Lorson Ranch. Staff recommends the applicant continue this trail west through the buffer space adjacent to Horton Drive to provide a trail connection to Creekside South.

The applicant is proposing to develop a pocket park in Tract G. Staff appreciates this inclusion and the benefits it provides to the residents within Creekside South. A park lands agreement may be considered as part of a future final plat.

El Paso County Park staff recommends fees in lieu of land dedication for regional park purposes and urban park purposes as outlined below. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming final plats.

**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch Planned Unit Development include the following conditions: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000 will be required at time of the recording of the forthcoming final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.



COLORADO SPRINGS

Jimmy Camp Creek Regional Trail

Jimmy Camp Creek

School Site  
25 Acres

Fontaine Boulevard Bicycle Route

FOUNTAIN

Creekside South at  
Lorson Ranch

South Marksheffel Road

Fountain / Jimmy Camp Creeks  
Candidate Open Space

FOUNTAIN

### Creekside South at Lorson Ranch PUDSP



Parks By Other



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Secondary Regional Trail, Completed

Secondary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed



Creekside South at Lorson Ranch



Parcels



Streams



Candidate Open Space

0.5 0.25 0  
Miles



# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

March 30, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Creekside South at Lorson Ranch PUD	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP201	<b>Total Acreage:</b>	64.26
		<b>Total # of Dwelling Units:</b>	200
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	7.78
Lorson LLC	Kimley-Horn	<b>Regional Park Area:</b>	4
Jeff Mark	Raimere Fitzpatrick	<b>Urban Park Area:</b>	4
2 N. Nevada Ave, Suite 300	2 N. Nevada Ave, Suite 300	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

#### LAND REQUIREMENTS

##### Regional Park Area: 4

0.0194 Acres x 200 Dwelling Units = 3.880  
**Total Regional Park Acres: 3.880**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

##### Urban Park Area: 4

Neighborhood: 0.00375 Acres x 200 Dwelling Units = 0.75  
Community: 0.00625 Acres x 200 Dwelling Units = 1.25  
**Total Urban Park Acres: 2.00**

#### FEE REQUIREMENTS

##### Regional Park Area: 4

\$467 / Dwelling Unit x 200 Dwelling Units = \$93,400  
**Total Regional Park Fees: \$93,400**

##### Urban Park Area: 4

Neighborhood: \$116 / Dwelling Unit x 200 Dwelling Units = \$23,200  
Community: \$179 / Dwelling Unit x 200 Dwelling Units = \$35,800  
**Total Urban Park Fees: \$59,000**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch Planned Unit Development include the following conditions: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000 will be required at time of the recording of the forthcoming final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats

Park Advisory Board Recommendation:



# Creekside South at Lorson Ranch

PUD Development Plan, Preliminary Plan, Pre-Development Site Grading & Wet  
Utilities

## Letter of Intent



### Developer/Owner:

Lorson LLC Nominee for Murray Fountain LLC  
212 Wasatch Avenue Suite 301  
Colorado Springs, CO 80903  
719-635-3200

### Planners:

Kimley Horn  
2 N. Nevada Ave, Suite 300  
Colorado Springs, CO 80903  
719-284-7299

### Civil Engineers:

Core Engineering Group  
1500 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
719-659-7800

### Transportation Engineers:

LSC Transportation Consultants, Inc.  
2504 East Pikes Peak, Suite 304  
Colorado Springs, CO 80909

### **Creekside South at Lorson Ranch PUD Site Location, Size, & Zoning**

The ±64.26-acre site is located in the southcentral portion of Lorson Ranch. The site is adjacent to the southern and easterly boundaries south of the Creekside at Lorson Ranch Filing No. 1 PUD. The development limits are generally defined by the edges of the Jimmy Camp Creek East Tributary on the western and northernmost boundaries, by the Mountain View Utility Corridor on the east, and by the Peaceful Valley Lake Estates Subdivision on the south. The site is zoned PUD RM (Residential Medium) which permits single-family detached dwellings with a density range of 7-10 DU/AC. (See vicinity map for location details)

### **Request & Justification**

This Creekside South PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 200 single-family residential lots;
- Findings of sufficient water quality, quantity, and dependability with the PUD approval;
- Authorization to submit a final plat for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

Creekside South at Lorson Ranch PUD (and preliminary plan) includes the 200 detached single-family residential lots, public rights-of-way, landscape buffers and screening, open space, pedestrian facilities, and public utility and drainage tracts. The application does not include deviations, waivers, administrative relief, or PUD Modifications.

### **PUD Development Plan Summary**

**Land Use:** The minimum lot size is 3,825 SF for all urban density lots (Lot Nos.: 1-76; 80-100; & 103-200). Urban density lot sizes may vary from the minimum lot size due to the configuration of adjacent and nearby rights of way, topography, and the banks of the Jimmy Camp Creek East Tributary. No urban density lots have been planned below the minimum required lot area (3,825 SF).

Five (5) rural density 2.5 acre lots (Lot Nos.: 77-79, 101, & 102) are sited at the southern property edge adjacent to provide buffer and density transition against existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Future subdivision of these lots is expressly restricted by the PUD to maintain and preserve the buffering and transition functions of these lots.

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in surrounding Lorson Ranch Filings, landscaping, open spaces, and transportation and stormwater facilities. Additional permitted and accessory uses have been provided for the 2.5-acre rural density buffer lots to permit additional accessory uses and structures not otherwise permitted on parcels less than 2.5 acres. A complete listing of permitted uses is provided on the PUD development plan.

**Density:** RM (Residential Medium) densities allow 7-10 DU/AC. 200 units are proposed on ±64.26 acres with an overall density of 3.11 DU/AC. The current density is less than the target densities range of 7-10 DU/AC because 12.5 acres of the area have been devoted to five (5) rural density lots (2.5 AC/EA) that function as transitional lots between existing rural residential densities to the south and existing and planned urban densities in Lorson Ranch. Additional permitted densities are not being sought with the goal of minimizing development impacts to the contiguous rural density development.

**Lot Dimensional Standards:**

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 3,825**
- **Maximum Height: 30'**
- **Setbacks:**
  - **Front Yard: 10'**
  - **Side Yard: 5'**
  - **Rear Yard: 5'**
  - **Secondary Front Yards (Corner Lots): 10'**

Rural Residential density lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 2.5 Acres**
- **Maximum Height: 30'**
- **Setbacks:**
  - **Front Yard: 25'**
  - **Side Yard: 15'**
  - **Rear Yard: 100' (\*per Sketch Plan Condition of Approval)**

**Public Services and Utilities**

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Widefield Water and Sanitation District
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric Association (MVEA)
- Fire Protection: Security Fire Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department:

## PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Creekside South PUD advances the following selected stated purposes set forth in this Section:

- a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***

The design of the PUD and subdivision reflects market demand for urban style lots within a more conventionally designed neighborhood that has access to open space amenities and is conveniently located near regional shopping, employment, and recreation opportunities.

- b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;***

The PUD provides housing selection options within the target homebuyer market for urban style lots within planned communities with access to trails and passive recreation opportunities.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities for the Creekside South area. This application remains consistent with those findings; the recently approved Creekside PUDSP and Final Plat; and with the following policies from the County Policy Plan and County Water Master Plan:

### Policy Plan Conformance

***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***

Creekside South and proposed densities are compatible with contiguous land uses and densities to the north in the adjacent Creekside “North”, Lorson Ranch East Filing No. 4 to the east, and with the 5-acre densities to the south of the site located in the Peaceful Valley Lake Estates Subdivision Filing No. 1.

Five (5) 2.5 acre lots are sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots provide a density transition between urban density lots in Lorson Ranch and the adjacent 5-acre rural density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain their functioning as density buffers and transitions.

***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***

***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Lorson Ranch. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Creekside South boundaries. The Jimmy Camp Creek East Tributary provides a natural buffer between existing densities in the Creekside North PUD and proposed densities in Creekside South.

2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition against the 5-acre rural density lots in the Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

**Water Master Plan Conformance:** Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

***Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.***

All development within the overall Lorson Ranch is served by centralized utilities.



- ***The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;***

The Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property. Per BOCC condition of Sketch Plan approval, lots adjacent to existing rural 5 AC densities in the Peaceful Valley Lake Estates are a minimum of 2.5 acres with an additional 100' "no-build" buffer against the rear of these lots adjacent to the Peaceful Valley Lake Estates Subdivision. These lots will not be allowed to undergo further subdivisions to maintain their planned use and functioning as density transitions between urban densities in Lorson Ranch and existing rural residential densities in the adjacent Peaceful Valley Lake Estates Subdivision.

- ***The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;***

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities and residential densities, such as the adjacent Peaceful Valley Lake Estates Subdivision previously discussed. Adjacent 5 acre lots are buffered from the urban density development by planned 2.5 acre lots which have been oriented lengthwise against the 5-acre boundary.

- ***The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;***

Planned uses, dimensional and bulk requirements established in the Creekside (North) Filing 1 PUD have been adopted as the development standards for this Creekside South PUD. Landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. The 2.5-acre lot buffers are provided to mitigate, lessen, and/or reduce the impacts of the

planned urban densities against the rural residential 5-acre densities in the Peaceful Valley Lake Estates Subdivision.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements. Permitted accessory uses include those identified within other Lorson phases with similar densities. Additional rural residential accessory uses are permitted on 2.5-acre lots subject to restrictions and limitations of the PUD and Land Development Code, as amended. Guest houses and other accessory or extended dwelling uses on 2.5 acre lots shall be subject to the terms and conditions of the Land Development Code regarding the same. Complete details defining and/or restricting uses is included on the development plan cover sheet.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***  
Areas with unique or significant features as described in the criterion that impact the site include the Jimmy Camp Creek East Tributary, and other swales and topographic features which intersperse the site have been identified on the development plan. These features are preserved through avoidance or mitigated where required as part of the erosion stormwater quality control permit processes and floodplain management criteria.
- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***  
Open spaces and trails for pedestrian access have been provided via public sidewalk network and existing/planned trails throughout the subdivision. These spaces and paths are planned to provide maximum access for residents within the filing and to provide community and public access to the larger Lorson Ranch Open Spaces and Trails network adjacent to and outside of the Creekside South boundaries.
- ***The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;***  
Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. The following letters of service commitment have been received and provided in support of this development application:
  - a. MVEA
  - b. Black Hills Energy
  - c. Widefield Water & Sanitation District
  - d. Security Fire Protection District
- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;***  
The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open

spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Lorson Ranch is provided via existing and planned public sidewalks and pedestrian trails network.

- ***The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;***

The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner

- ***Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and***  
No exceptions, deviations, waivers, or PUD modifications are proposed.

- ***The owner has authorized the application.***

The owner has authorized the application

#### **PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION**

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

#### **Policy Plan Conformance:**

##### ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***

Creekside South and its proposed densities are compatible with contiguous land uses and densities in the adjacent Creekside “North” filing and with the 5-acre densities in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Five (5) 2.5 acre lots have been planned and sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots will serve as a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

##### ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***

##### ***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

**Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.**

***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***

Urban lots with differing densities are buffered on the northern boundary by the Jimmy Camp Creek East Tributary. Lots within the Peaceful Valley Lake Estates Subdivision Filing No. 1. Are buffered by 2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

**Water Master Plan Conformance:** Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (water resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

***Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.***

All development within the overall Lorson Ranch is served by centralized utilities.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and

pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch Sketch Plan, except as modified herein.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.



- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements.

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is and will be provided to all parcels by planned public rights-of-way.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**  
The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**  
The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code, except as varied by the approval of the proposed PUD modifications or otherwise approved with conditions imposed by the BOCC.



A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

[illegible]

1. structures and uses such as sheds, decks, detached decks, gazebos, patios, solar energy systems, personal use greenhouse, hot tubs, and swimming pools. There shall be no guest houses or detached garages permitted.
2. Accessory structures shall only be located within the rear-yard and must be situated behind the main structure. No accessory uses will be permitted in the front yard or in front of the principal structure.
3. Maximum Accessory Structure Height: Fifteen Feet (15')
4. Setback Requirements:
  - a. Side Yard: Five Feet (5')
  - b. Rear Yard: Seven and One-half Feet (7.5')

[illegible]

- Urban Park Improvements provided by the developer may be applied to parkland dedication and/or fees with review and approval by El Paso County Parkland, Any Urban Park Improvements will be coordinated at a later date with El Paso County Parkland park land agreements.
- Any future park or locations will be per discussions with the El Paso County Park Department, Park amenities and timing of construction are to be determined with future coordination with the El Paso County Park Department.
- Landscaping including trees, shrubs, and flowering plants, common open space and buffers shall be maintained by the Lorton Ranch Metropolitan District No. 1.
- No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Section 2.3.6.6. The minimum horizontal clearance for sightlines around any utility structures, street furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicycles per the Engineering Criteria Manual. Trees to be cut or removed to maintain sightlines shall be replaced with Lorton Ranch. Any future trees shall be public. Final tree alignment to be determined in the final based on grade, vegetation, and other existing site features.
- Any future nonvegetal plants to be owned and maintained by the Lorton Ranch Metropolitan District No. 1.

1. All streets **shall be public** and shall be constructed to El Paso County standards, **dedicated to El Paso County** for and upon acceptance by El Paso County, and shall be **maintained** in El Paso County Department of Transportation.
2. Streets **within this development provide for levels of vehicular circulation required by the Traffic Study**. Sidewalks shall be provided on both sides of all streets **as illustrated on this plan**.
3. There are **no noise walls required along Lomon Boulevard**.
4. Grass Buffer BMPs **will be maintained** in accordance with a Permanent BMP Agreement and Easement and O&M Manual to be recorded at the **time of final plat**.

- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open areas, etc., may be designed and constructed to a thickness of five inches (5").
- Private paved (sidewalks/pedestrian paths) located in tracts to provide pedestrian access and circulation through the site shall be plotted with access easements for the use and benefit of residents and guests of the development.

2. The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Larson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/owner as required.

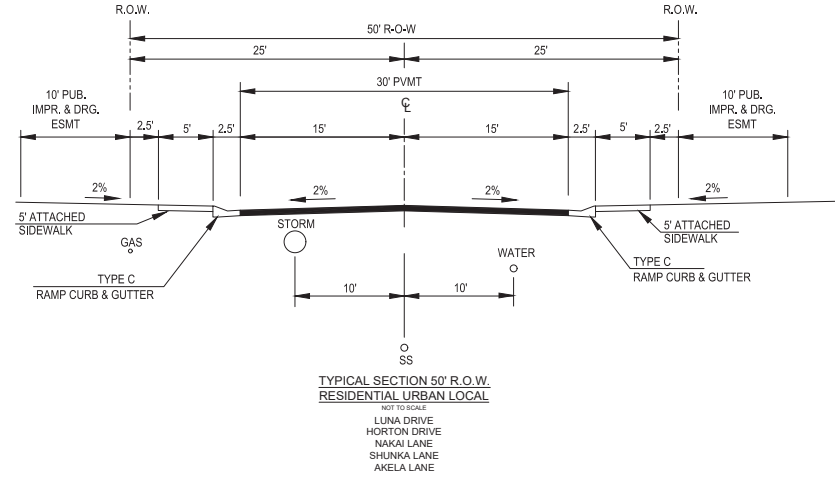
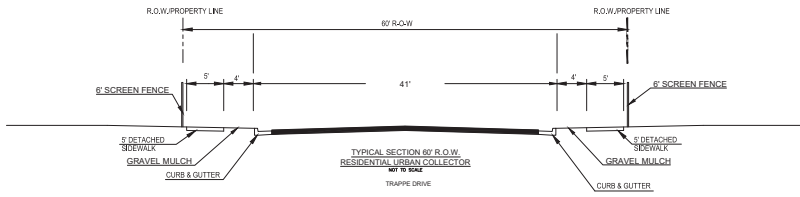
Individual Unit build out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review and approval by the architectural control committee.

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 64.25 AC X .10 = 6.43 ACRES  
TOTAL OPEN SPACE PROVIDED IS 29.47% = 18.94 ACRES

## PCD FILE NO.: \_\_\_\_\_

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

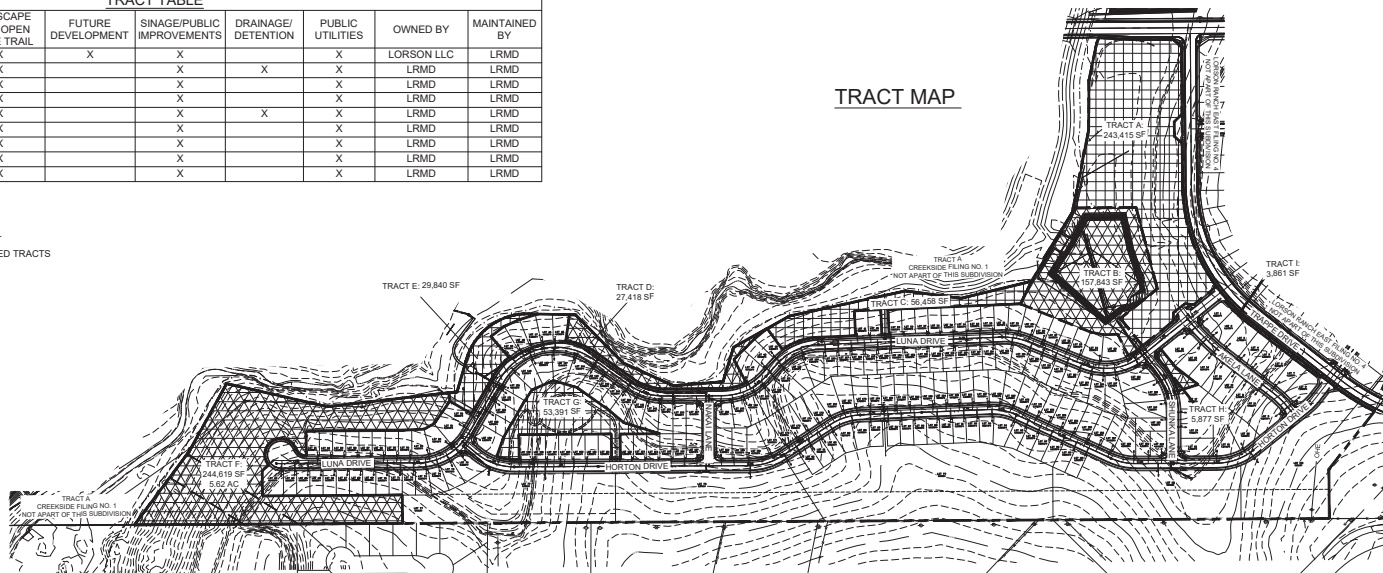
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



TRACT TABLE								
TRACT	SIZE	LANDSCAPE PARK OPEN SPACE TRAIL	FUTURE DEVELOPMENT	SINAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	259,736 SF (5.96 AC)	X	X	X		X	LORSON LLC	LRMD
B	140,237 SF (3.22 AC)	X		X	X	X	LRMD	LRMD
C	56,458 SF (1.30 AC)	X		X		X	LRMD	LRMD
D	27,418 SF (0.63 AC)	X		X		X	LRMD	LRMD
E	29,840 SF (0.69 AC)	X		X	X	X	LRMD	LRMD
F	244,619 SF (5.62 AC)	X		X		X	LRMD	LRMD
G	59,464 SF (1.37 AC)	X		X		X	LRMD	LRMD
H	5,877 SF (0.13 AC)	X		X		X	LRMD	LRMD
I	3,864 SF (0.09 AC)	X		X		X	LRMD	LRMD

TOTAL TRACT AREA: 824,934 SF (18.94 ACRES)  
LRMD= LORSON RANCH METROPOLITAN DISTRICT  
"X"= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACT MAP



PCD FILE NO.: PUDSP-20-X

REVISIONS		DATE
REV #	DESCRIPTION	DATE
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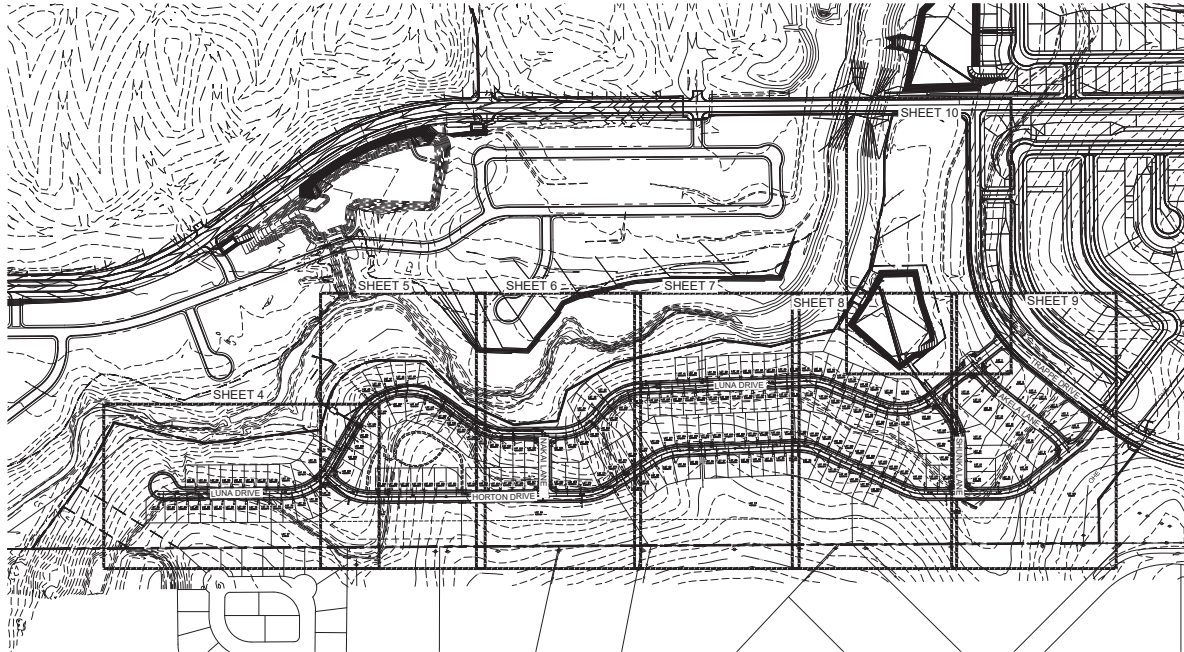
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LMS 12.12.20	LMS 12.12.20	ASH 12.12.20	2019.20	AS NOTED

DETAILS

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

## SHEET MAP

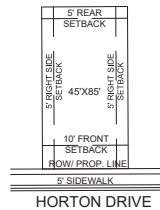


CURVE TABLE				
	A	R	L	C
C1	189°46'57"	55.00	195.77	S89°27'10"W
C2	69°38'44"	37.00	44.97	N69°28'44"W
C3	69°10'54"	245.00	42.01	S69°45'57"W
C4	27°25'50"	245.00	117.37	N68°10'53"W
C5	35°49'58"	175.00	109.44	N72°23'07"W
C6	27°07'27"	175.00	62.84	S70°35'12"W
C7	33°13'28"	225.00	135.47	S71°00'06"W
C8	12°23'56"	175.00	37.63	S67°27'46"W
C9	19°59'01"	175.00	61.03	S60°18'35"W
C10	80°10'00"	15.00	23.58	S80°15'58"W
C11	21°18'59"	245.00	92.40	N67°18'41"W

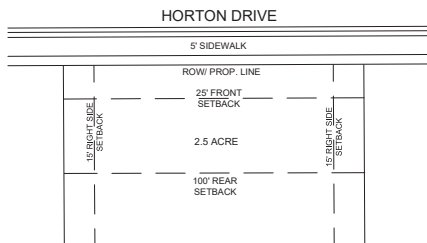
  

LINE TABLE	
L1	N51°15'06"E 12.52

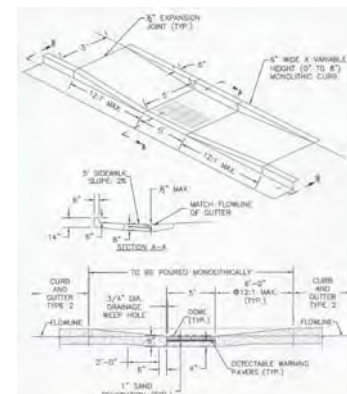
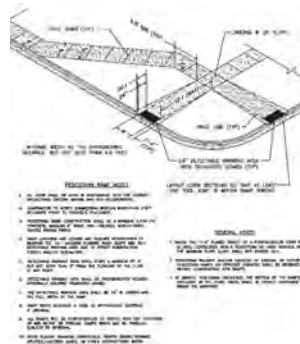
\*CURVE AND LINE DATA ARE LOCATED ON SHEETS P4 THROUGH P10 ON SITE PLAN



45'X85' Lot Setback Requirements:  
a. Front yard: Twenty Feet (20') to Face of Garage  
b. Right Side yard: Five Feet (5')  
c. Left Side yard: Three Feet (3')  
d. Rear yard: Fifteen Feet (15')



2.5 Acre Lot Setback Requirements:  
a. Front yard: Twenty Feet (20') to Face of Garage  
b. Right Side yard: Five Feet (5')  
c. Left Side yard: Three Feet (3')  
d. Rear yard: Fifteen Feet (15')



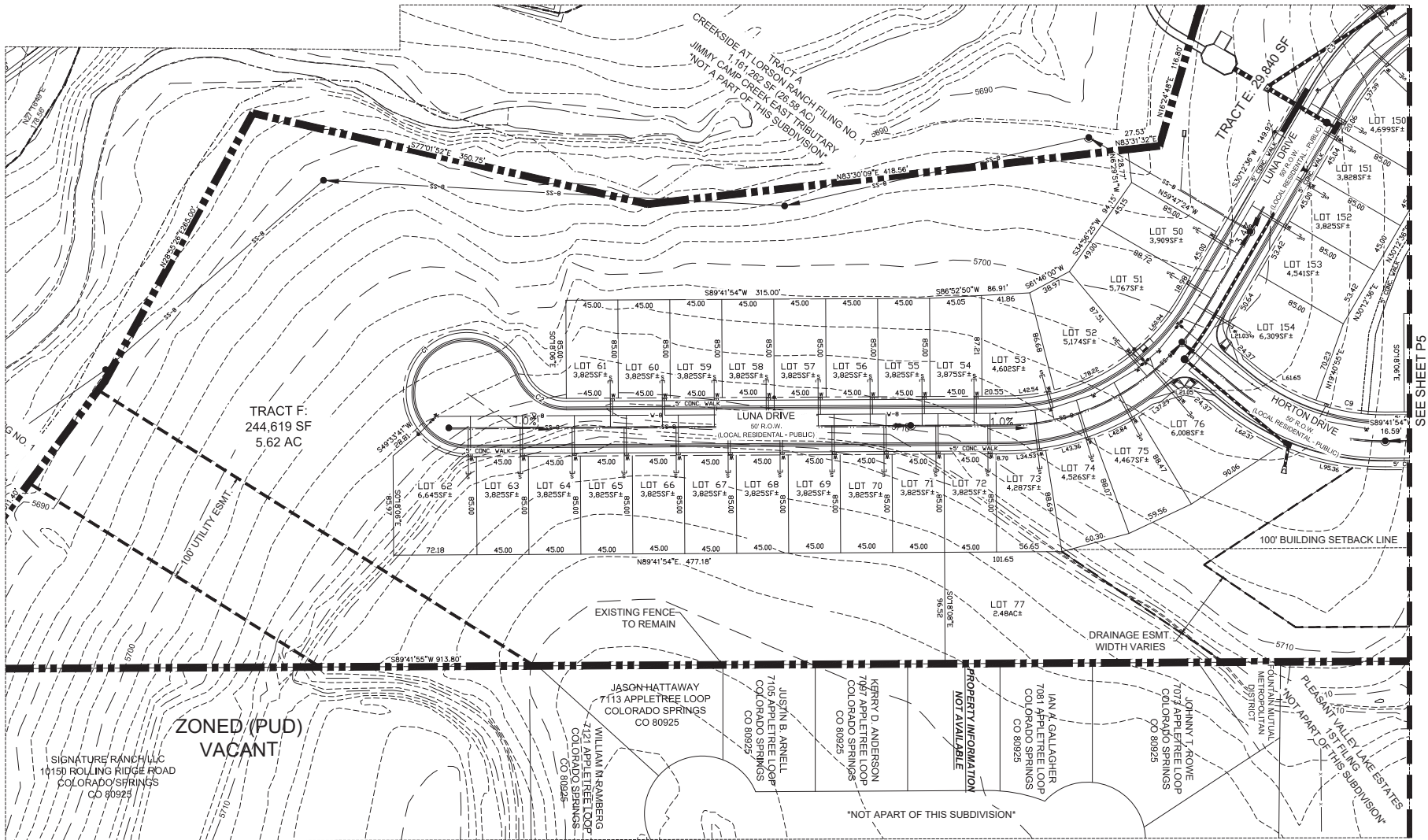
DATE	REVISIONS
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DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE	AS NOTED
LMS 12.12.20	LMS 12.12.20	ASH 12.12.20	2019.00		



# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
10000 E. WILLOW AVE., SUITE 200  
DENVER, CO 80231  
PHONE: 773-435-1180

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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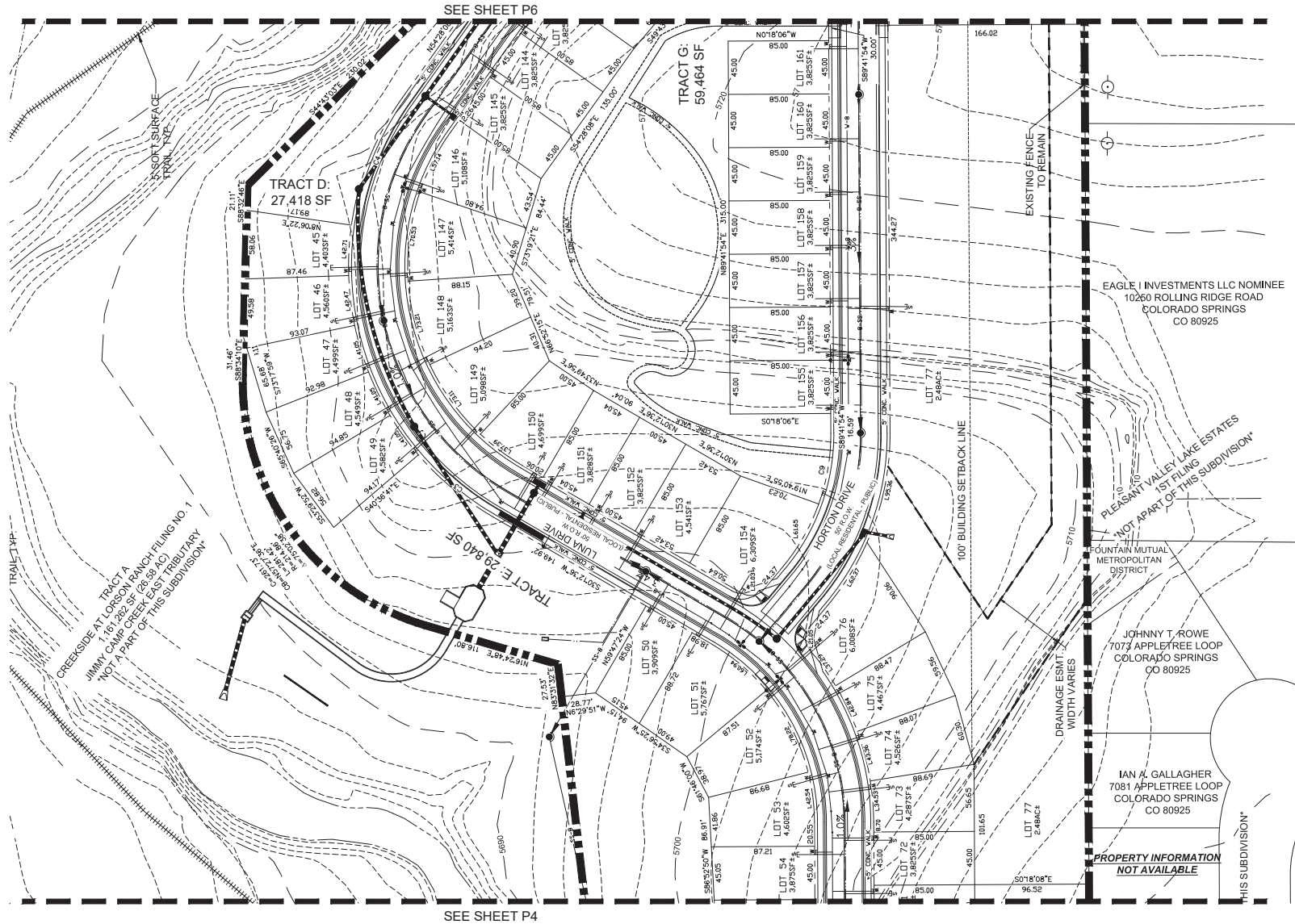
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JMS (02.10.20)	JMS (02.10.20)	JSH (02.10.20)	2016.00		

SITE  
PLAN

P4 4 OF 10

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



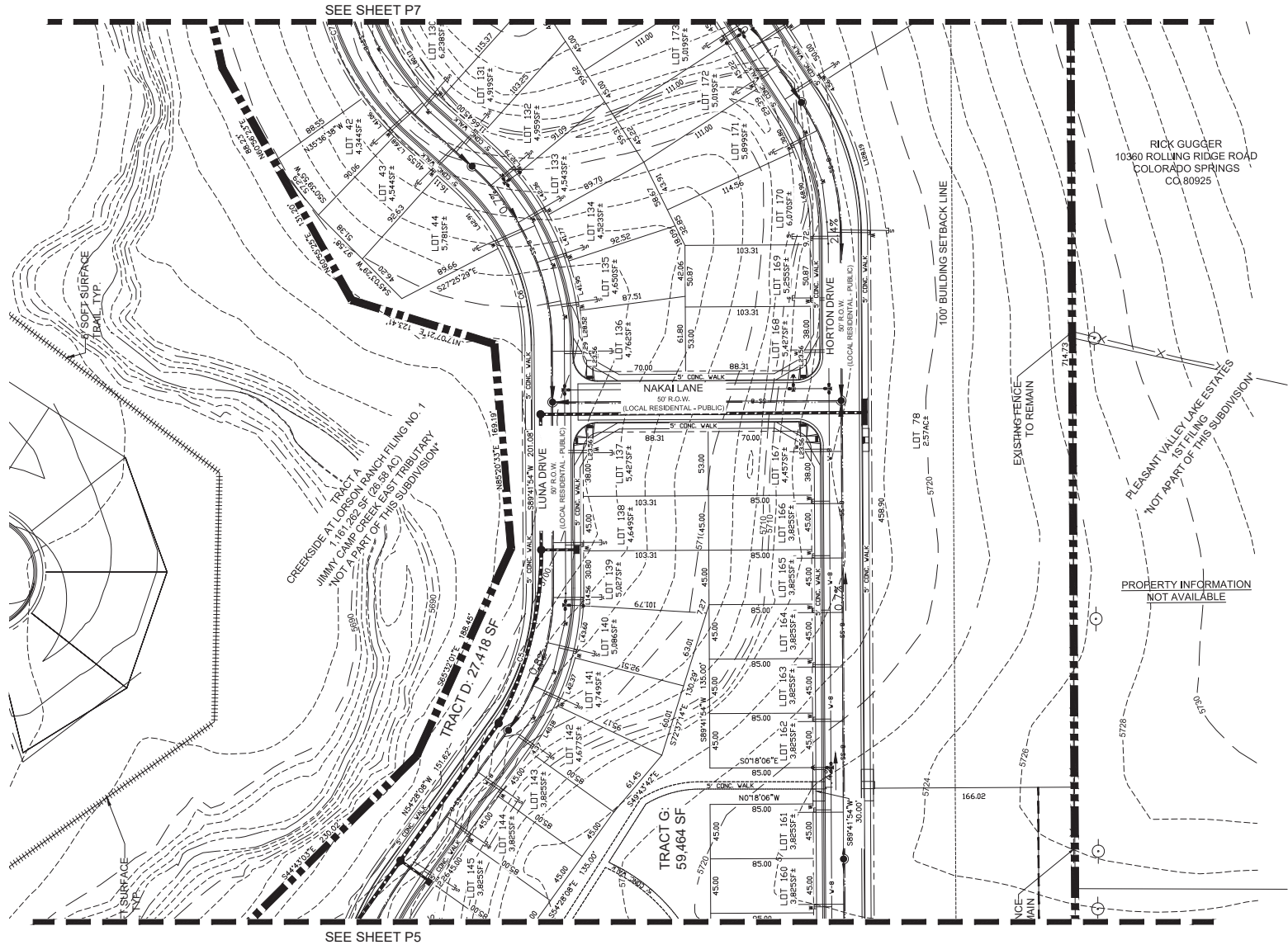
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DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE	AS NOTED
LMS (02.10.20)	LMS (02.10.20)	JBH (02.10.20)	2019.00		

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



PCD FILE NO.: PUDSP-20-X



CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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DESIGNED	LMS 12.12.20	SCALE	AS NOTED
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CHECKED	JSH 12.12.20		
PROJECT NUMBER	2019.20		

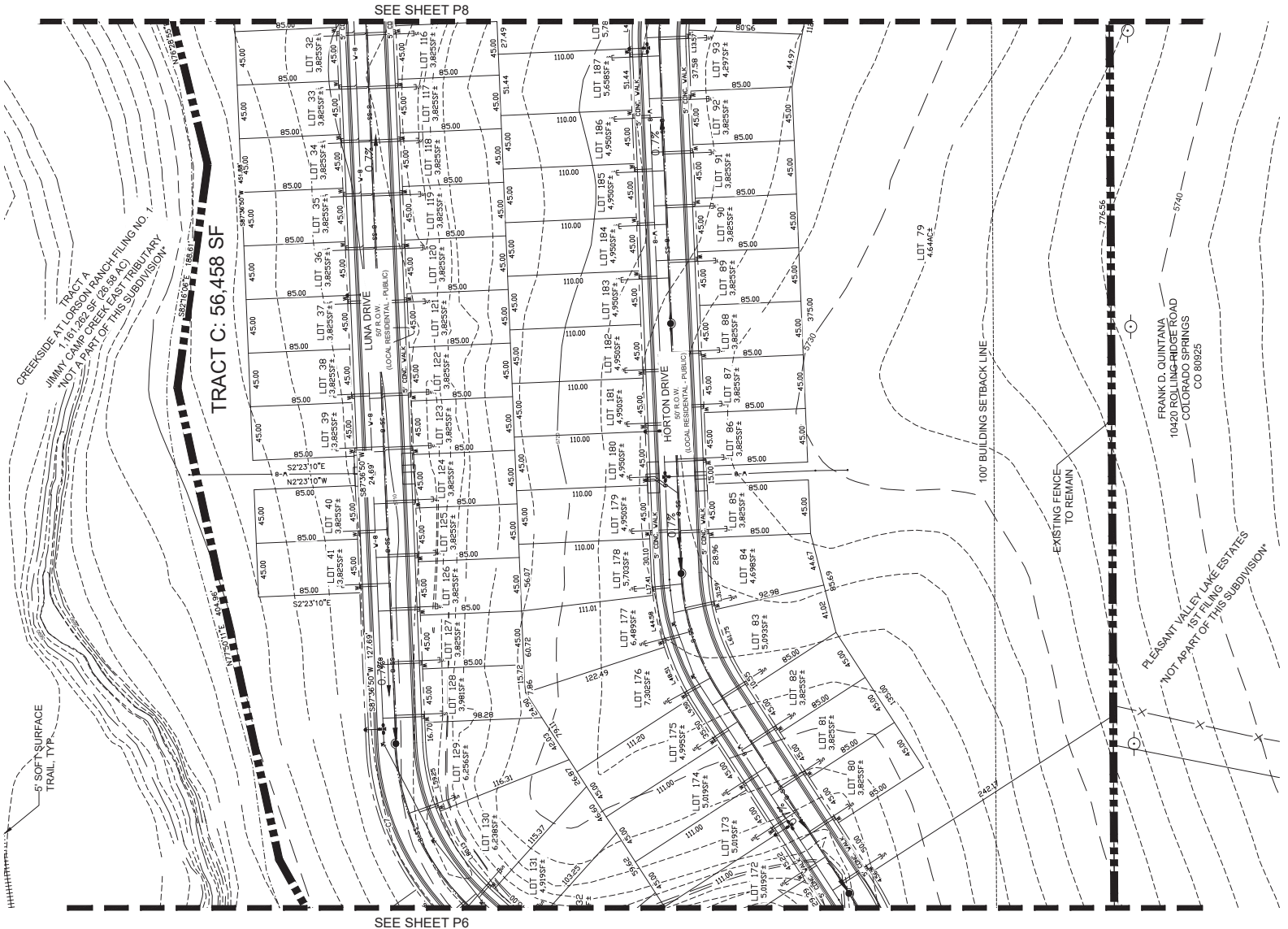
SITE  
PLAN

P6 6 OF 10



CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



PCD FILE NO.: PUDSP-20-X

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10000 E. HIGHWAY 100, SUITE 200  
DENVER, COLORADO 80231-1000  
PHONE: 773-435-1100

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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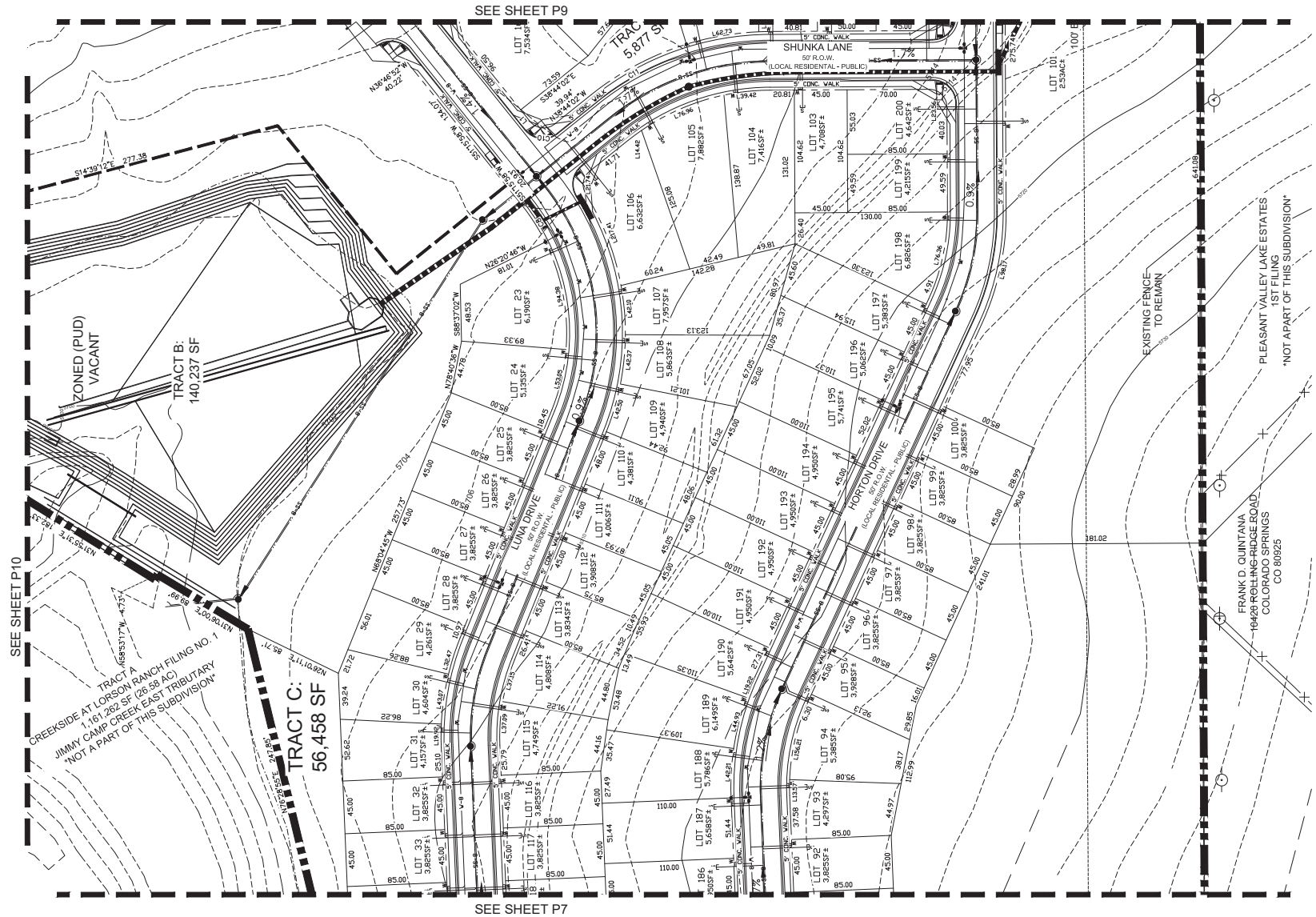
SCALE: AS NOTED

SITE  
PLAN

P7 7 OF 10

CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

**Kimley-Horn**  
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10000 E. 15th Avenue, Suite 200  
Denver, Colorado 80231  
PHONE: 773-435-1100

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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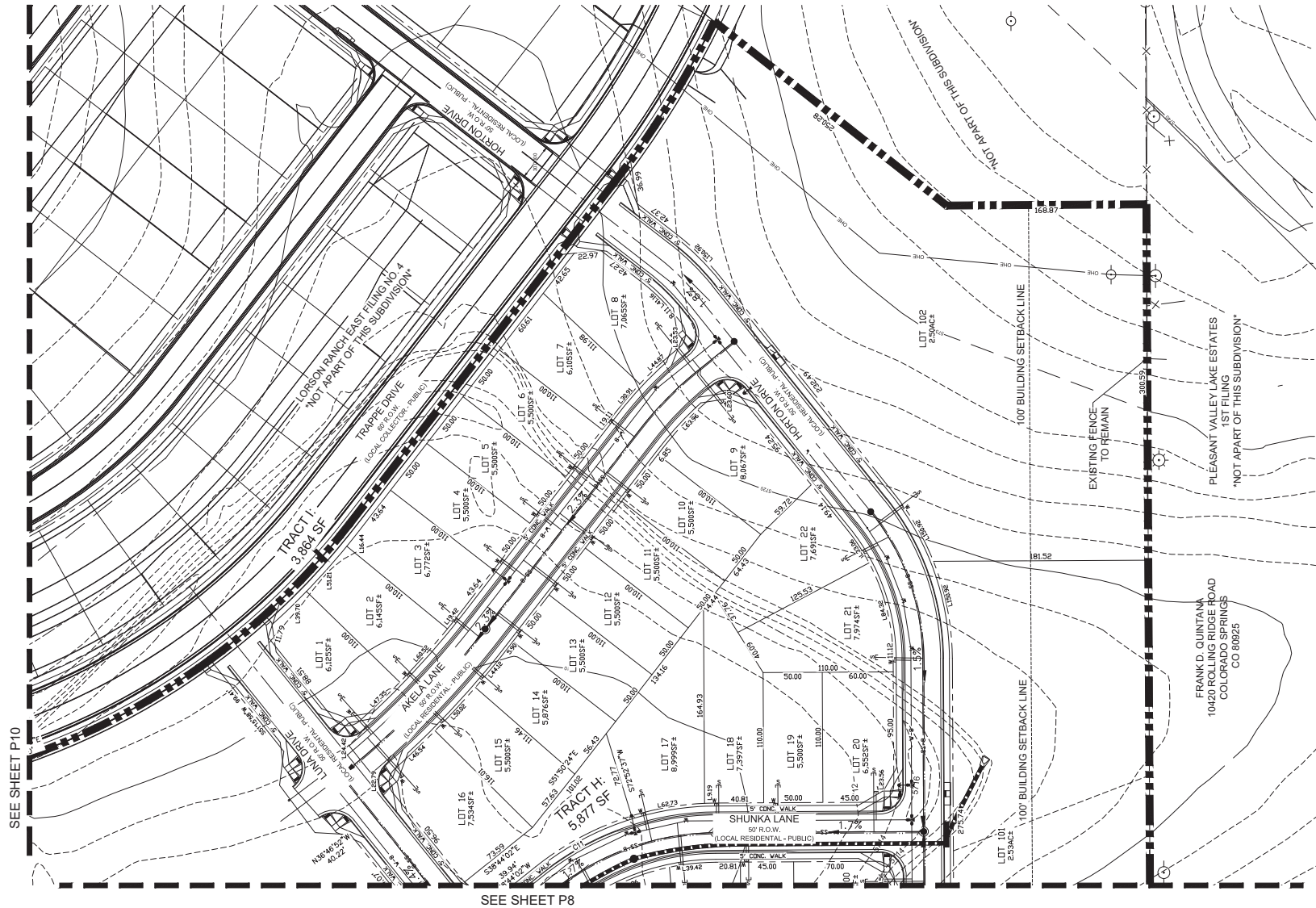
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DRAWN	1/15/20	
CHECKED	1/15/20	
PROJECT NUMBER	2015.20	

SITE  
PLAN

P8 8 OF 10

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SEE SHEET P10

SEE SHEET P8



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

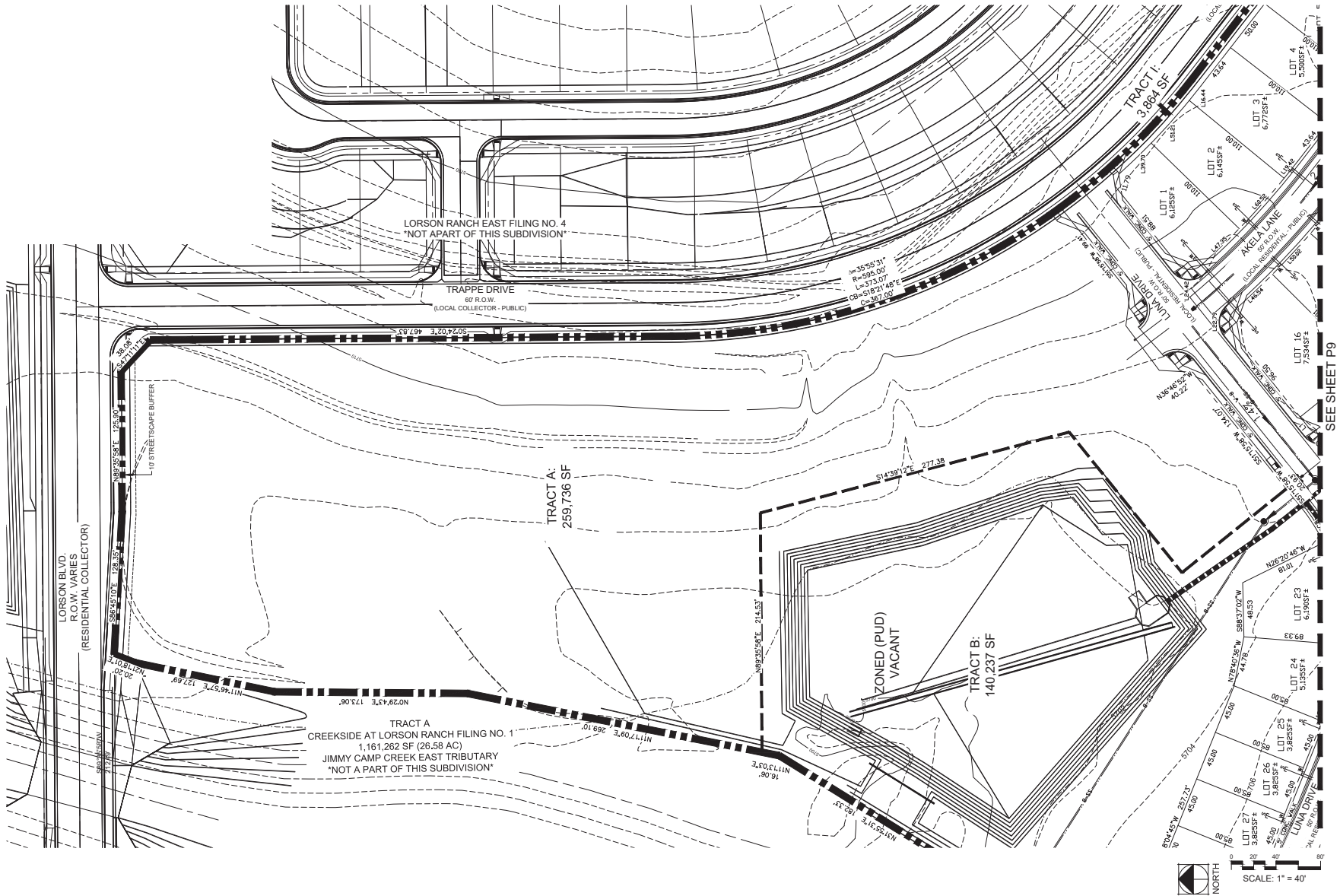
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DESIGNED	LMS (02.10.20)	SCALE	AS NOTED
DRAWN	LMS (02.10.20)		
CHECKED	JBH (02.10.20)		
PROJECT NUMBER	2010.20		



# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

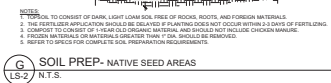
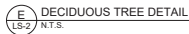


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DESIGNED	JMS 12.10.20	SCALE	AS NOTED
DRAWN	JMS 12.10.20		
CHECKED	JSH 12.10.20		
PROJECT NUMBER	2019.20		

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

**B** EVERGREEN TREE DETAIL  
LS-2 N.T.S.

LS1

CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Landscape Plan  
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

ZONED (PUD)  
VACANT

LORSON LLC NOMINEE FOR  
LORSON CONSERVATION INVEST I LLLP  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903

LORSON BLVD.  
R.O.W. VARIES  
(PUBLIC RESIDENTIAL COLLECTOR)

10' ROADWAY LANDSCAPE

COBBLE MULCH

WALK TYP

1 BS (LR)

1 CO (LR)

NATIVE GRASS (SEED)

2 PN (LR)

2 AF (LR)

TRAPE DRIVE  
60' R.O.W.  
(RESIDENTIAL COLLECTOR)

SURFACE  
TYP.

LORSON BLVD ROADWAY LANDSCAPE  
1:10 Scale



0 10' 20' 40'  
SCALE: 1" = 20'

PCD FILE NO.: PUDSP-20-X

STAMP

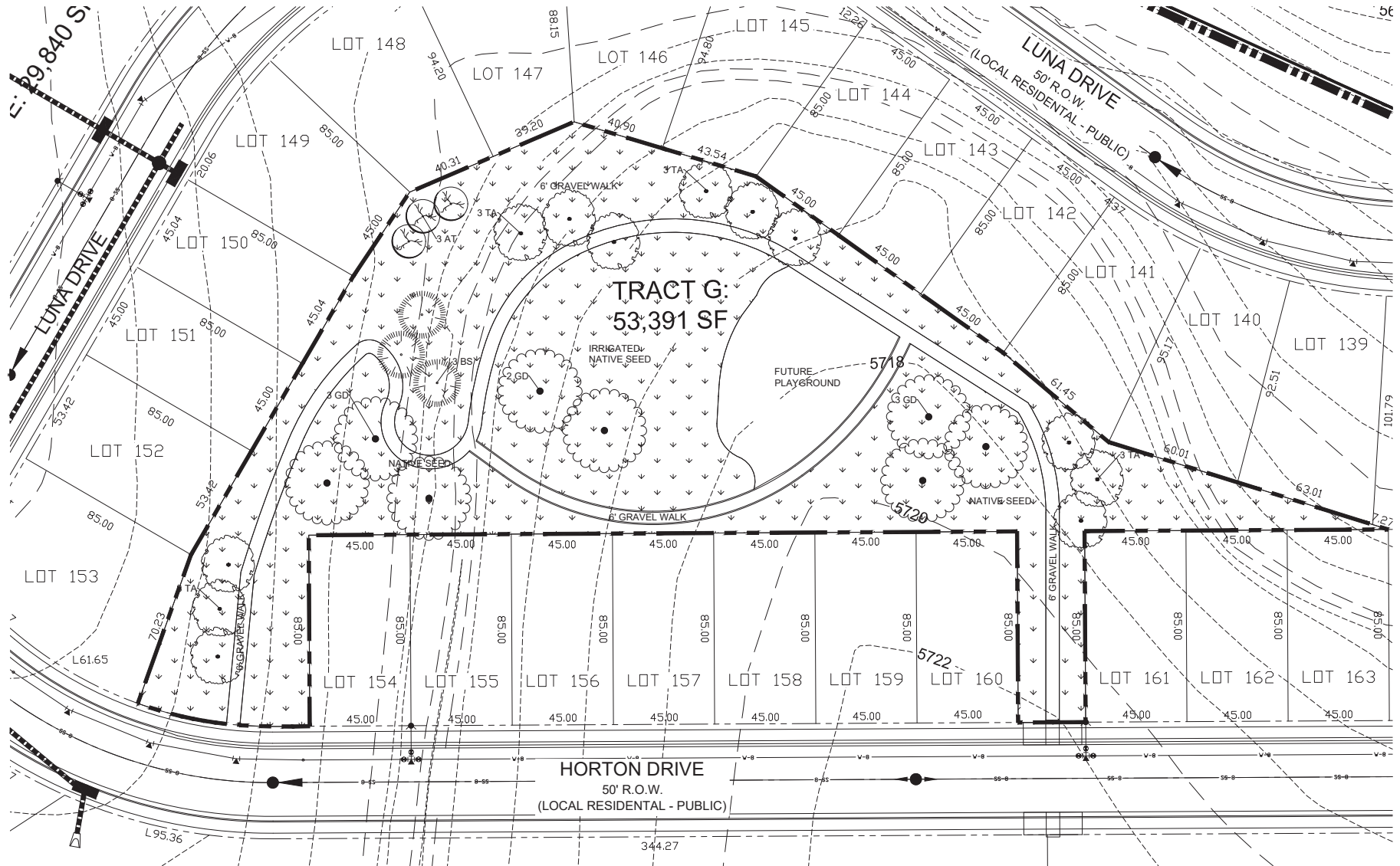
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DESIGNED	JEH	02.10.20
DRAWN	JEH	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:		2016.20
SCALE:		AS NOTED

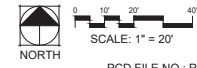
PRELIM  
LANDSCAPE  
PLAN  
LS2



CREEKSIDE SOUTH AT LORSON RANCH  
 PUD Development & Preliminary Landscape Plan  
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
 EL PASO COUNTY, COLORADO



PARK LANDSCAPE PLAN  
 1:20 Scale



PCD FILE NO.: PUDSP-20-X

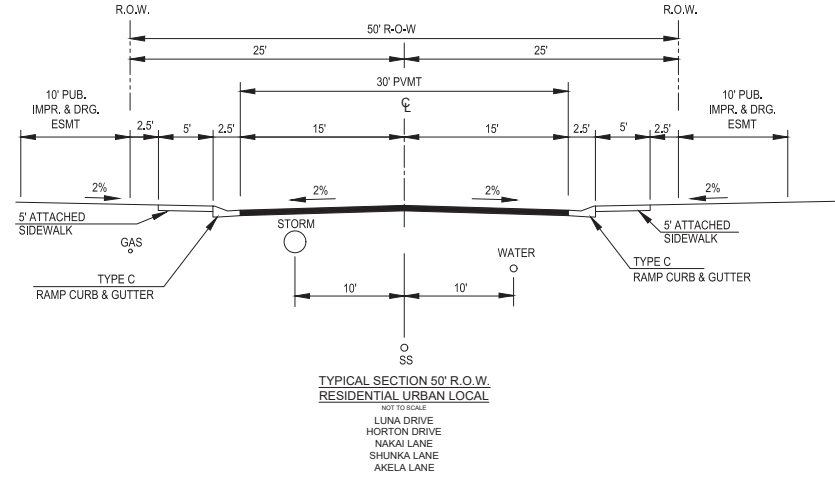
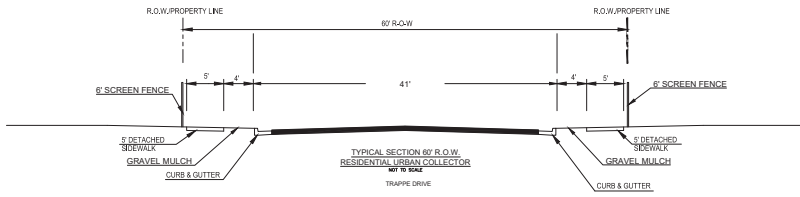
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DESIGNED	DATE	AS NOTED
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2	02/10/20	
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5	02/10/20	
6	02/10/20	



# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

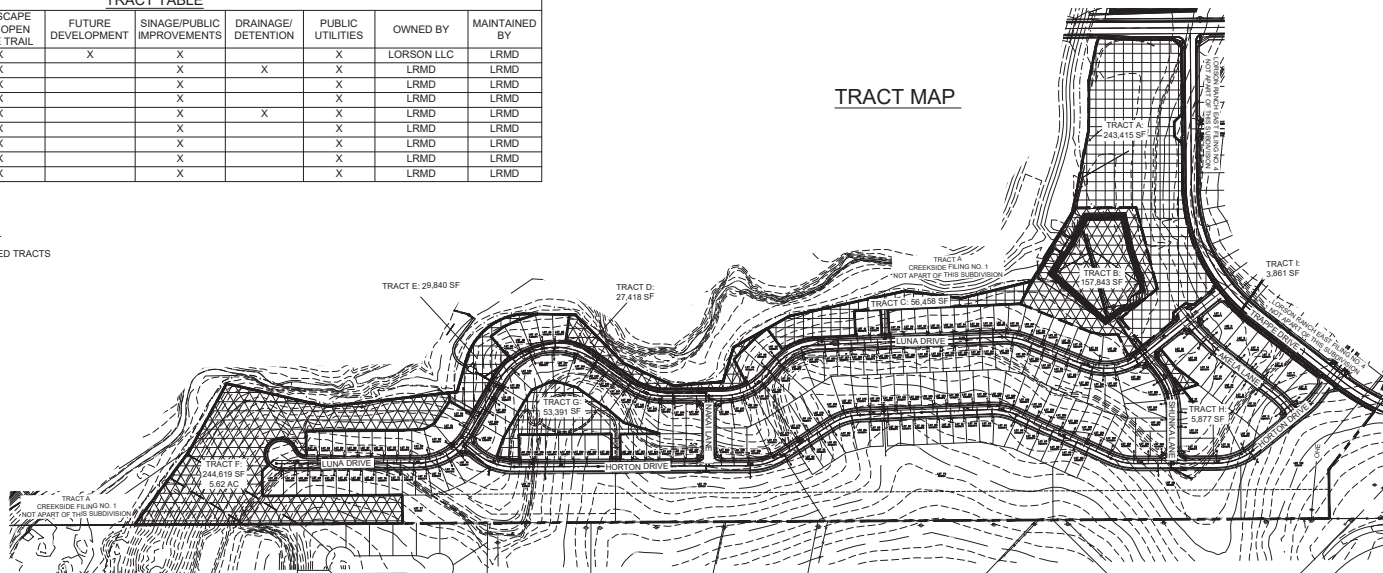
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EL PASO COUNTY, COLORADO



TRACT TABLE								
TRACT	SIZE	LANDSCAPE PARK OPEN SPACE TRAIL	FUTURE DEVELOPMENT	SINAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
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D	27,418 SF (0.63 AC)	X		X		X	LRMD	LRMD
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TOTAL TRACT AREA: 824,934 SF (18.94 ACRES)  
LRMD= LORSON RANCH METROPOLITAN DISTRICT  
"X"= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACT MAP



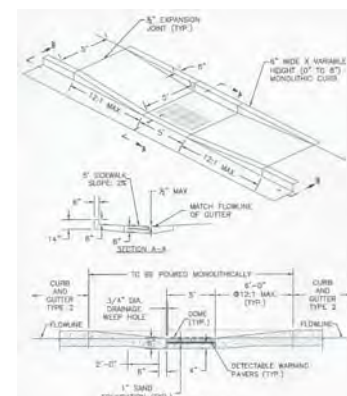
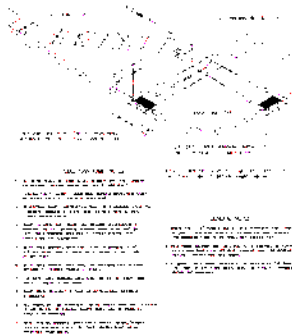
PCD FILE NO.: PUDSP-20-X



A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

[illegible]

\*CURVE AND LINE DATA ARE LOCATED ON SHEETS P4 THROUGH P10 ON SITE PLAN

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

REV #	REVISIONS	DATE
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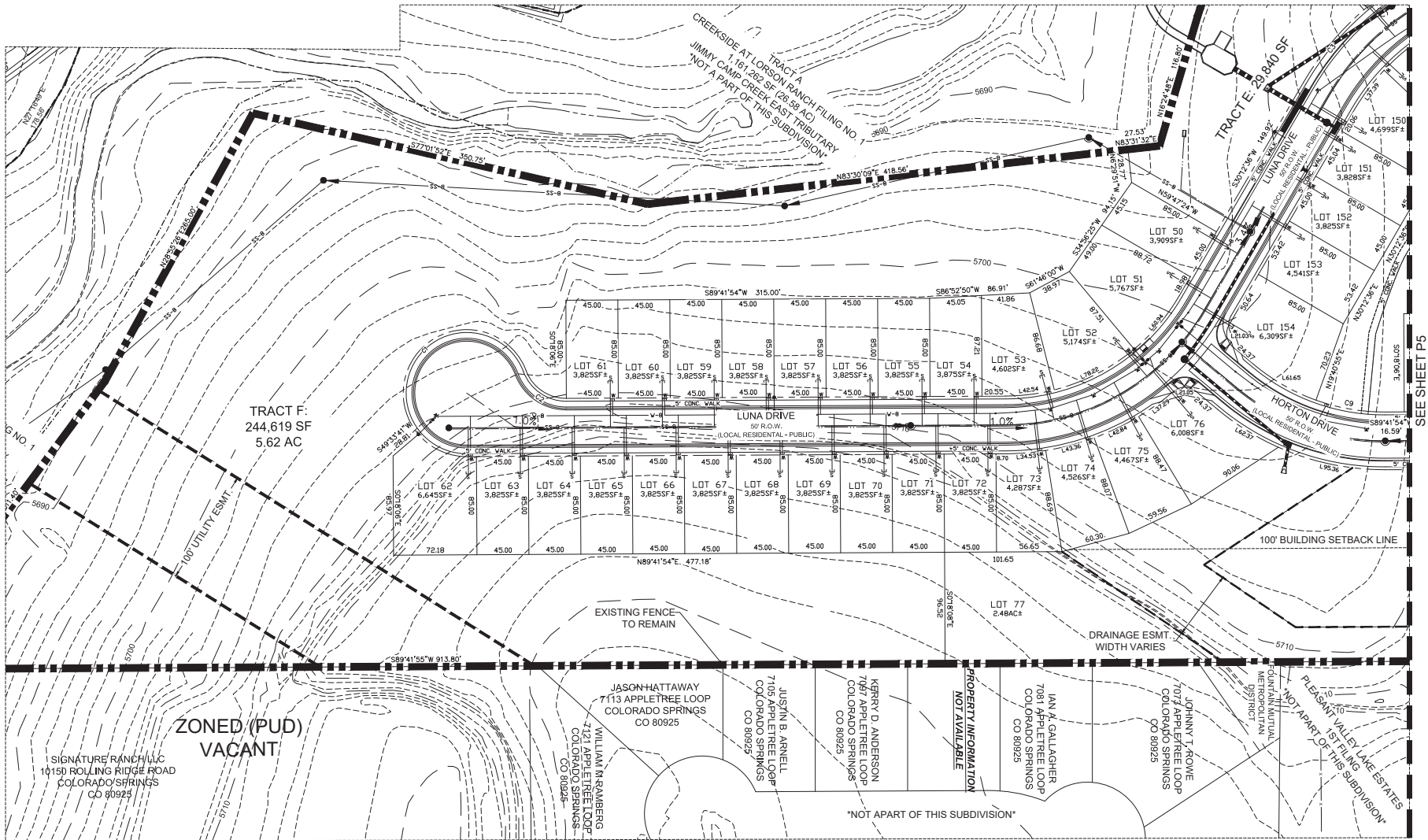
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DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:		2816.20

## PUD DETAILS & DATA

P3 3 OF 10

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1000 14TH AVENUE, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 773-435-1100

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

DATE	REVISIONS
1	
2	
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DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE	AS NOTED
10/10/20	10/10/20	10/10/20	2016.00		

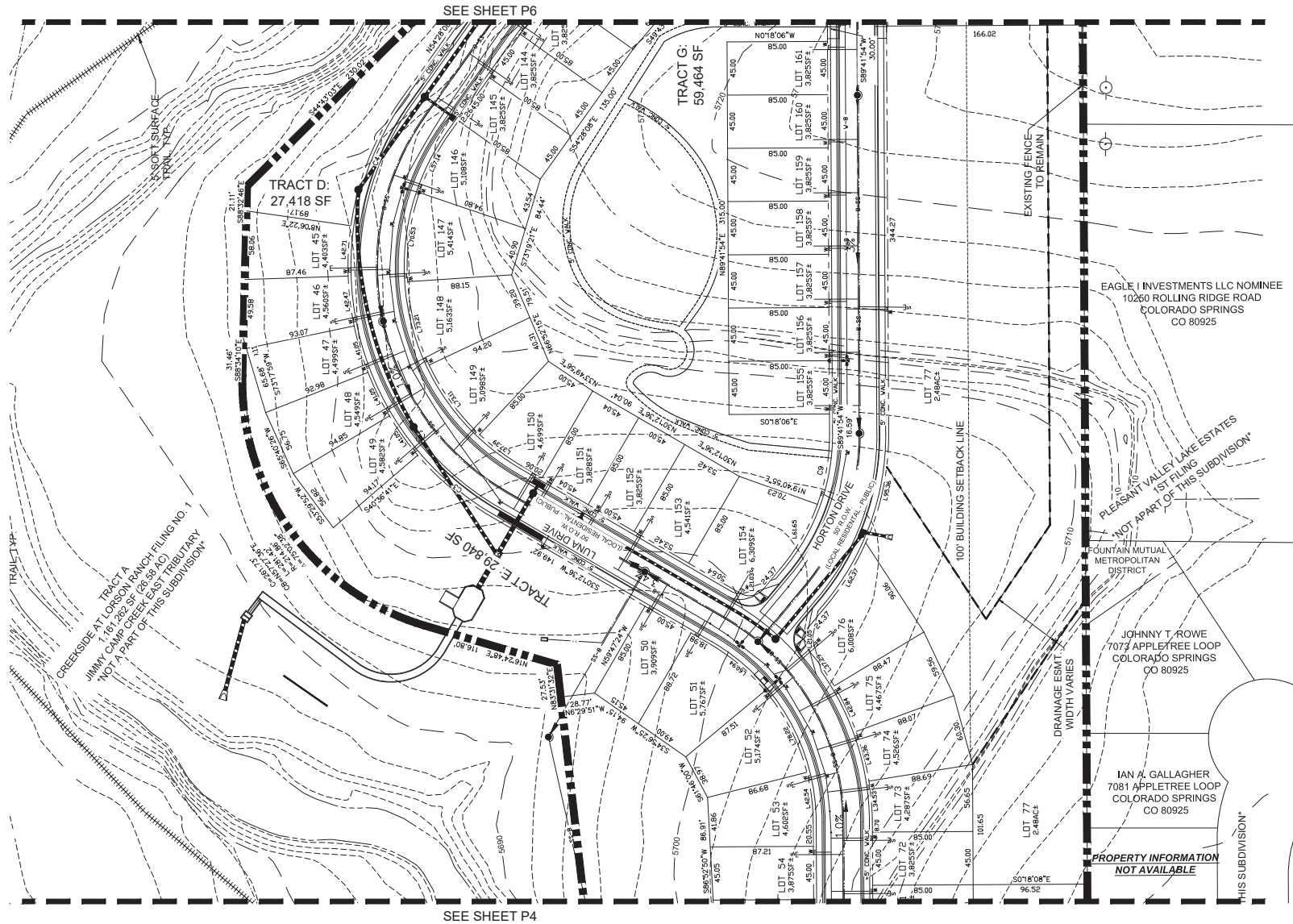
SITE  
PLAN

P4 4 OF 10



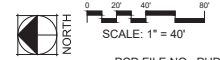
# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SEE SHEET P4

SEE SHEET P6



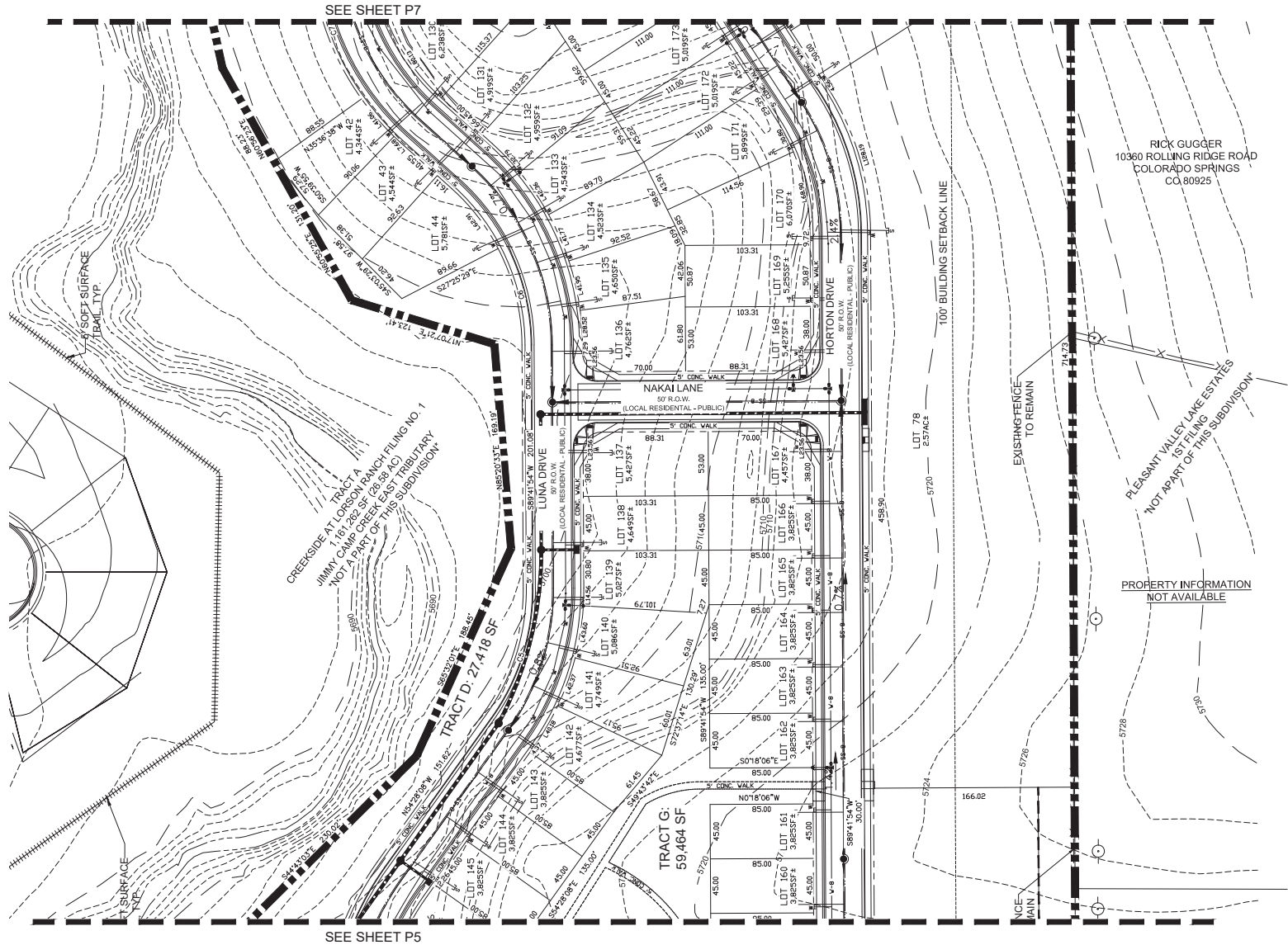
PCD FILE NO.: PUDSP-20-X

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DESIGNED	LMS (02.10.20)	SCALE	AS NOTED
DRAWN	LMS (02.10.20)		
CHECKED	JSH (02.10.20)		
PROJECT NUMBER	2019.00		

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



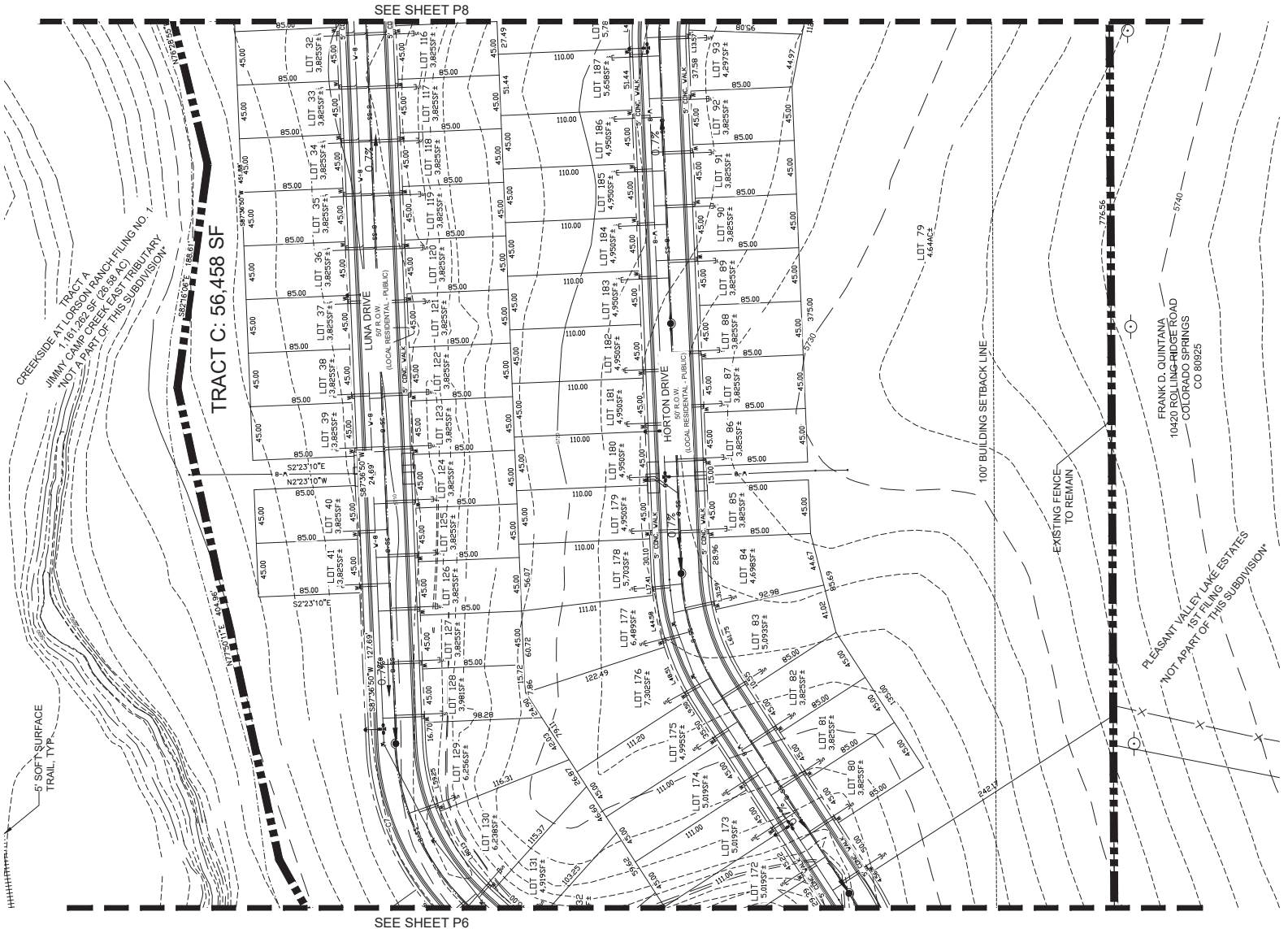
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DESIGNED	LMS 12.12.20	SCALE	AS NOTED
DRAWN	LMS 12.12.20		
CHECKED	JSH 12.12.20		
PROJECT NUMBER	2019.00		

CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



PCD FILE NO.: PUDSP-20-X



CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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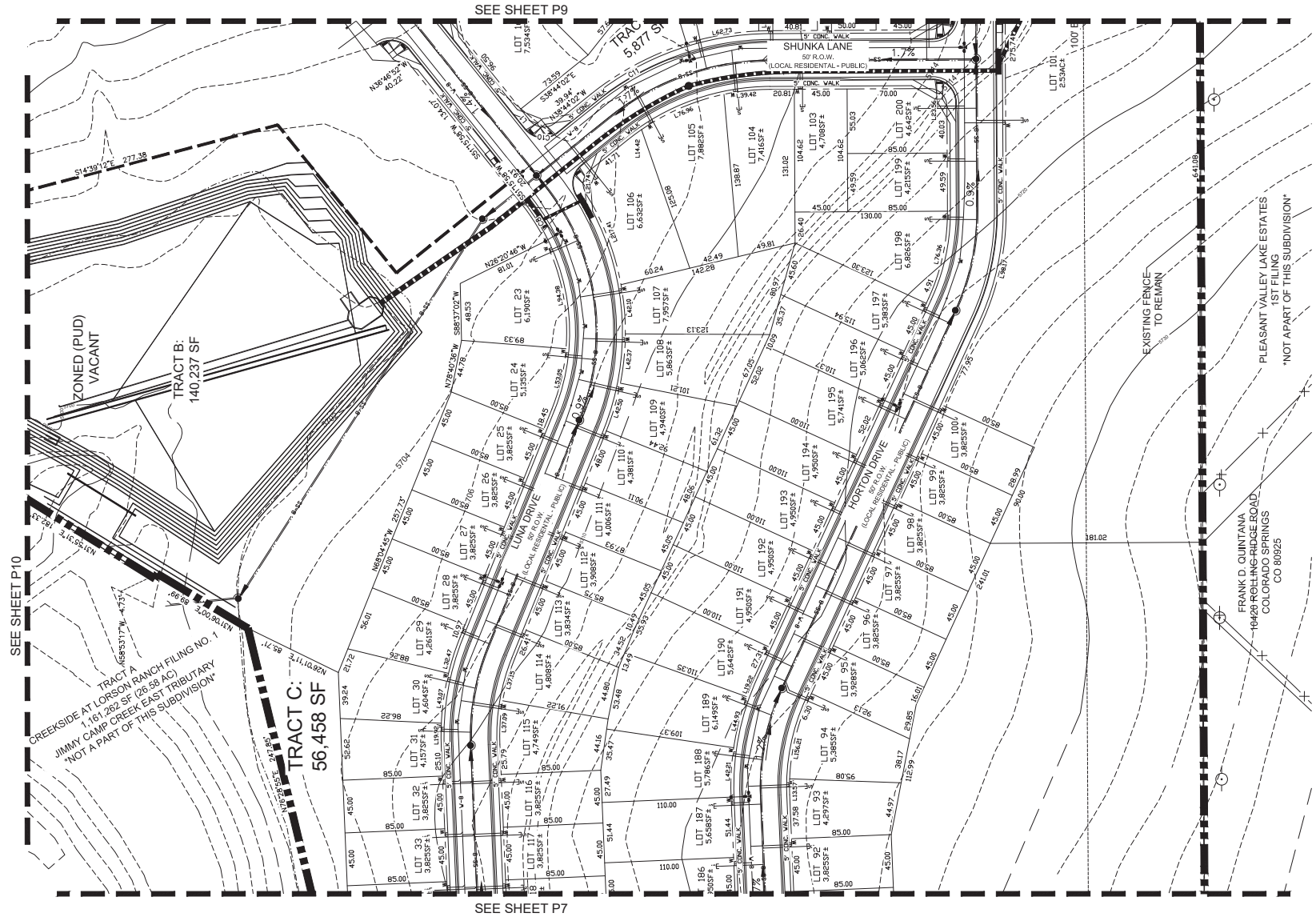
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CHECKED	JEH	02.10.20
PROJECT NUMBER		2016.20
SCALE:		AS NOTED

SITE  
PLAN  
P7 7 OF 10



CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X



CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

REV #	DATE	REVISIONS
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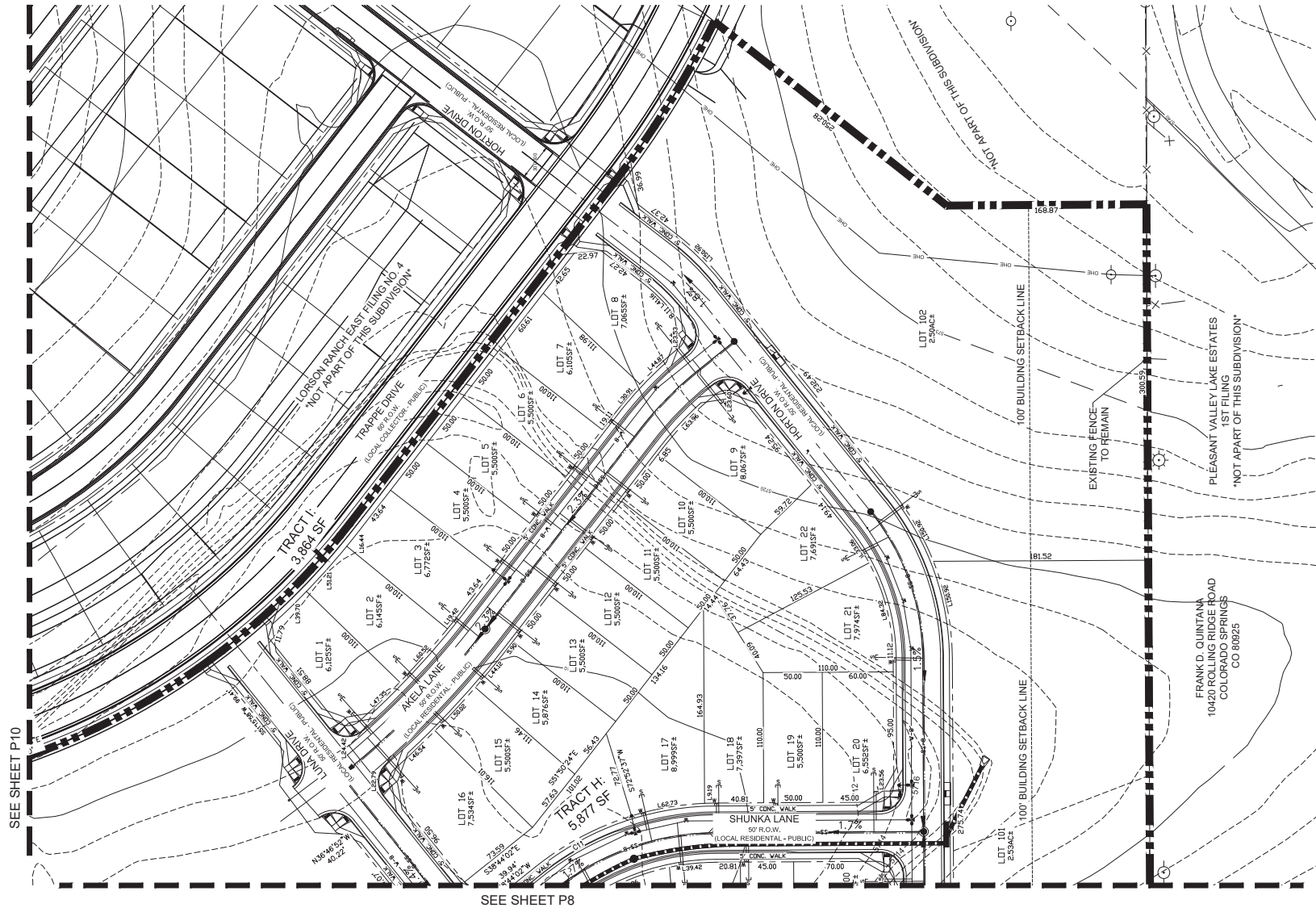
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DRAWN	1/15/20	
CHECKED	1/15/20	
PROJECT NUMBER	2015.20	

SITE  
PLAN

P8 8 OF 10

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

REV #	REVISIONS	DATE
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DESIGNED	LMS (12.12.20)	SCALE	AS NOTED
DRAWN	LMS (12.12.20)		
CHECKED	JBH (12.12.20)		
PROJECT NUMBER	2019.20		



A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

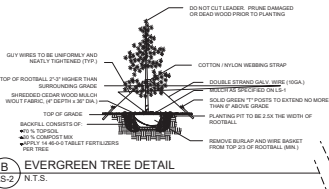
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	JEH	02.10.20
PROJECT NUMBER	2019.01	
SCALE	AS NOTED	

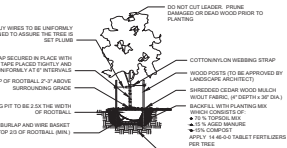
LANDSCAPE  
DETAILS

LS1

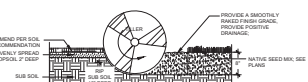
PCD FILE NO.: PUDSP-20-X



**B EVERGREEN TREE DETAIL**  
LS-2 N.T.S.

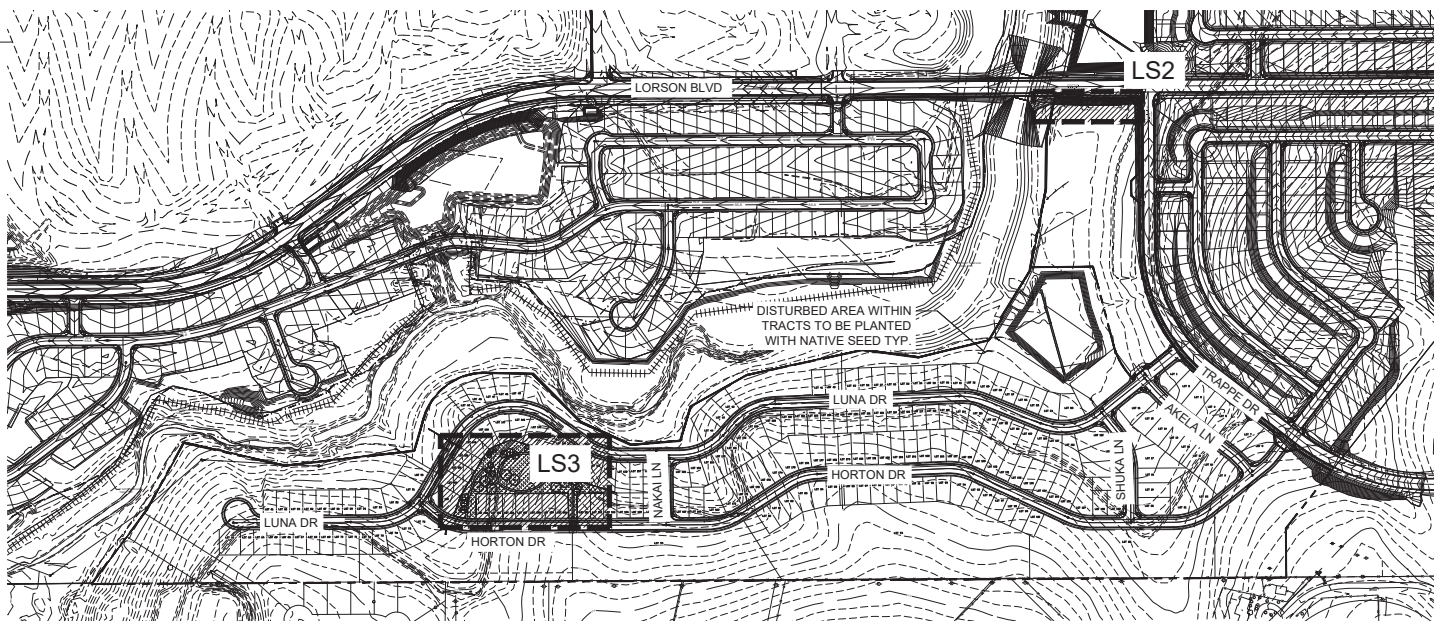


**E DECIDUOUS TREE DETAIL**  
LS-2 N.T.S.

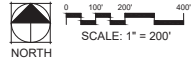


- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL, FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN A DATE OF FERTILIZING.
  3. COMPOST TO CONSIST OF 1/2" TO 3/4" OF ORGANIC MATERIAL, AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. FERTILIZER MATERIALS OR MATERIALS CONSIDERED TOXIC, SHOULD NOT BE USED.
  5. ROCKS TO BE REMOVED OR CHIPPED TO SUBSOIL FROM FERTILIZER APPLICATIONS.

**G SOIL PREP- NATIVE SEED AREAS**  
LS-2 N.T.S.



**SITE PLAN**  
1:200 Scale



CREEKSIDE SOUTH AT LORSON RANCH  
 PUD Development & Preliminary Landscape Plan  
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
 EL PASO COUNTY, COLORADO

ZONED (PUD)  
 VACANT

LORSON LLC NOMINEE FOR  
 LORSON CONSERVATION INVEST I LLLP  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO 80903

LORSON BLVD.  
 R.O.W. VARIES  
 (PUBLIC RESIDENTIAL COLLECTOR)

10' ROADWAY LANDSCAPE

COBBLE MULCH

SURFACE  
 TYP.

1 BS (LR)

1 CO (LR)

NATIVE GRASS (SEED)

2 PN (LR)

2 AF (LR)

TRAPE DRIVE  
 60' R.O.W.  
 (RESIDENTIAL COLLECTOR)

LORSON BLVD ROADWAY LANDSCAPE  
 1:10 Scale



0 10' 20' 40'  
 SCALE: 1" = 20'

PCD FILE NO.: PUDSP-20-X

STAMP

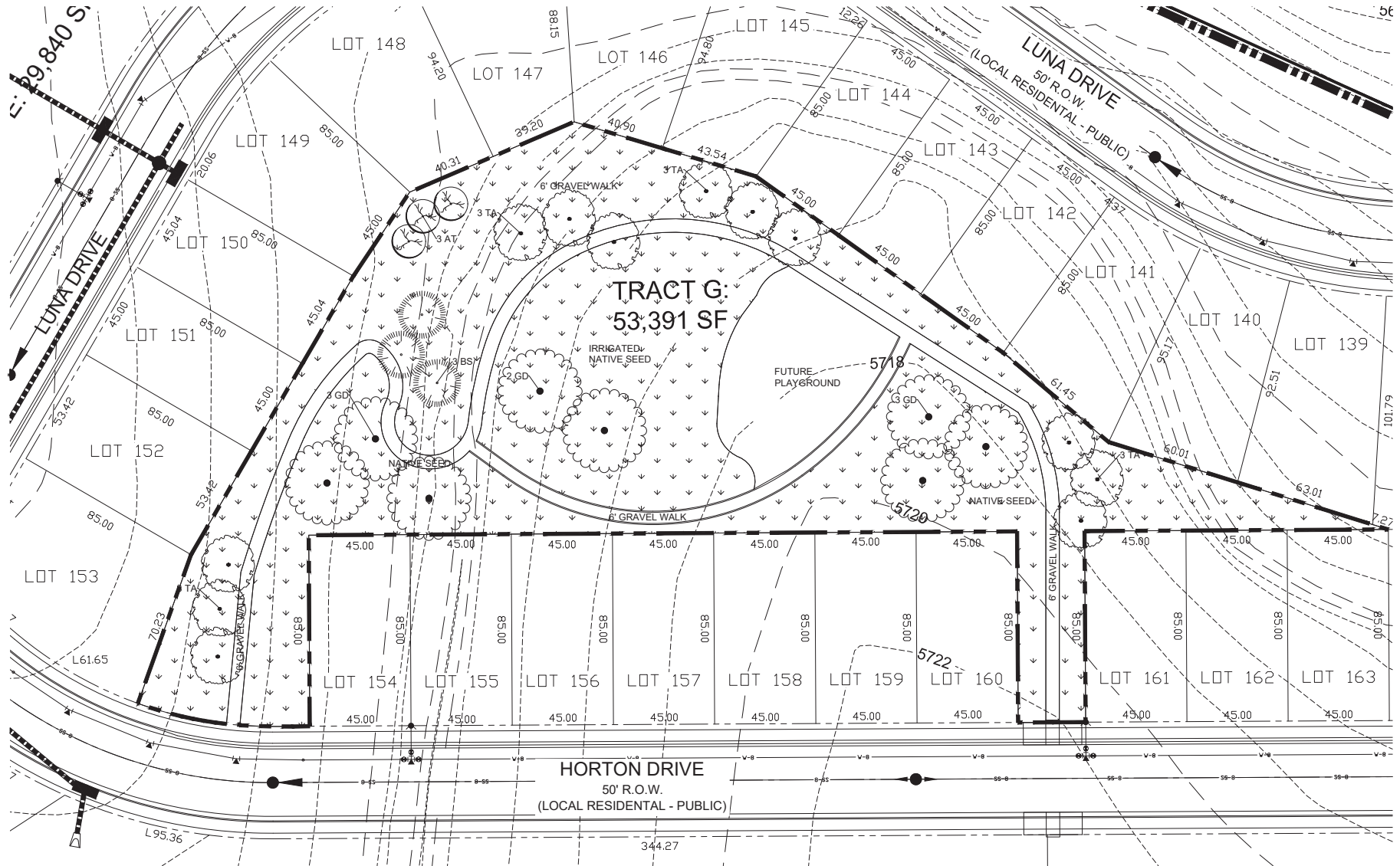
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PROJECT NUMBER		2016.20
SCALE:		AS NOTED

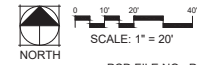
PRELIM  
 LANDSCAPE  
 PLAN  
 LS2



CREEKSIDE SOUTH AT LORSON RANCH  
 PUD Development & Preliminary Landscape Plan  
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
 EL PASO COUNTY, COLORADO



PARK LANDSCAPE PLAN  
 1:20 Scale



PCD FILE NO.: PUDSP-20-X

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PROJECT NUMBER	2019-20	

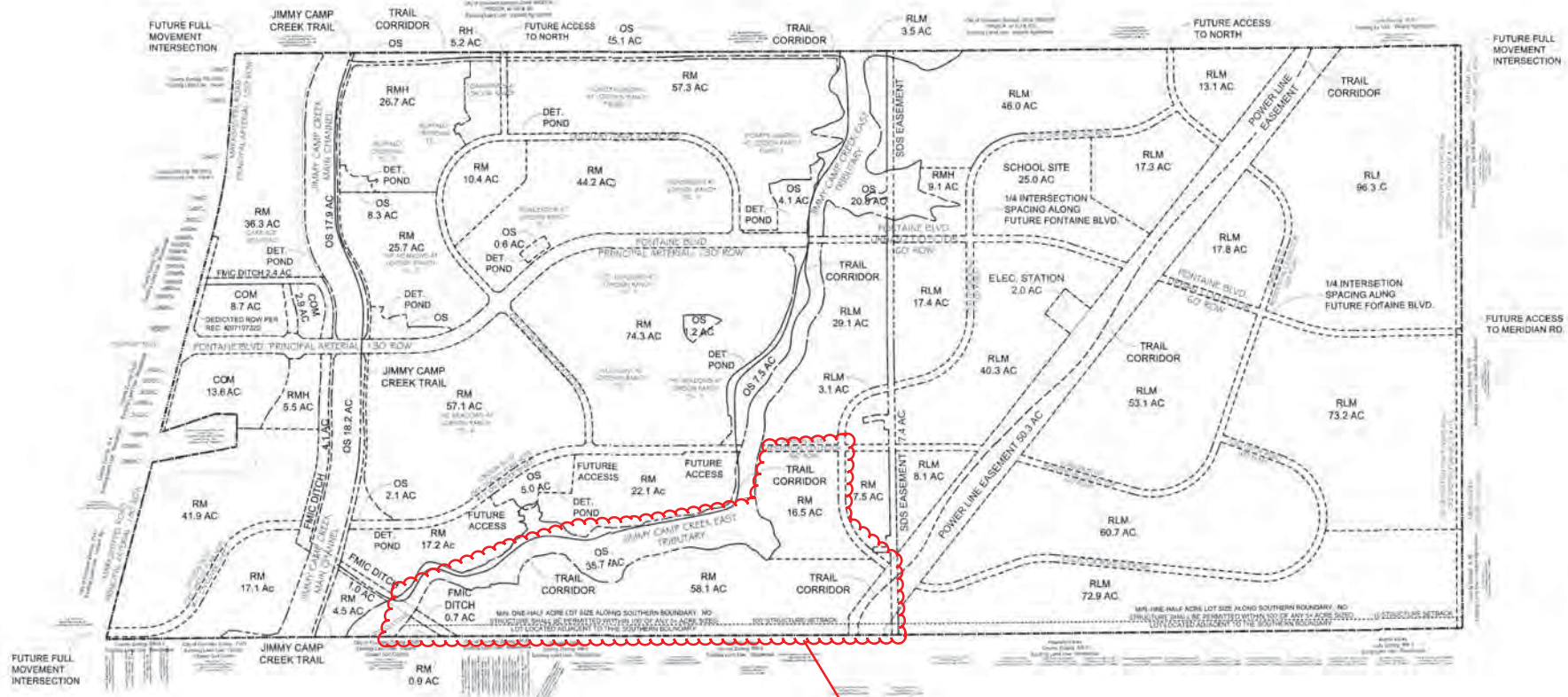
A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO.

- 1 OPEN SPACE REQUIRED NEED TO BE PROVIDED AT FULL BUILD OUT FOR THE LORSON RANCH PROJECT (527/ TOTAL ACRES (15%)). TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 19-212 TOTAL ACRES. THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.
- 2 TOTAL OPEN SPACE REQUIRED FOR THE PROJECT IS 15.2% OF TOTAL OPEN SPACE AREAS OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS, JIMMY CAMP CREEK MAIN CHANNEL OPEN SPACE, JIMMY CAMP CREEK EAST TRIBUTARY OPEN SPACE, THE POWER LINE EASEMENT OPEN SPACE, SOUTHERN DELIVERY SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH, THE FUTURE SCHOOL SITE AND THE MOUNTAIN MOUNTAIN DEDICATION COMING FROM TRAIL GASTON OPEN SPACE.
- 3 PARKS, PLAYGROUNDS, TRAILS ETC. MAY BE PLACED WITH ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- 4 FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE. INCREASING OPEN SPACE AREAS WITHIN THE OPEN SPACE ACRES PROVIDED.
- 5 PHYSICAL OPEN SPACE IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND/OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

## SP1 | of 2



# LORSON RANCH MINOR SKETCH PLAN AMENDMENT



Creekside South at  
Lorson Ranch PUDSP

DEVELOPMENT STANDARDS AND GUIDELINES  
 RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL RESIDENTIAL UNITS  
 RLM - LOW/MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-8 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS  
 RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS  
 RMH - MEDIUM/HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTIFAMILY RESIDENTIAL LOTS  
 RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTIFAMILY RESIDENTIAL UNITS  
 COMM - COMMERCIAL RELATED USES

NORTH  
 SCALE: 1" = 500'  
 DSD FILE NO. SKP-15-001

Lorson Ranch  
 Colorado Springs, CO  
 Sketch Plan Amendment

SP2 of 2

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #6 - E

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request for approval by Cherry Springs Ranch, Inc., for Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment, consisting of 11 residential single-family lots on 42.25 acres, with a minimum lot size of 2.66 acres. This proposed subdivision is within the boundaries of the Cherry Springs Ranch PUD Development Plan and Preliminary Plan, which was originally approved in 2006, for a total of 42 lots on 231 acres. Zoned PUD, the site is located at the intersection of State Highway 105 and Appaloosa Road, west of Highway 83. A PUD Amendment is being processed concurrently to modify a plat note that addressed restricted access to the subdivision off Highway 105.

The 2013 Parks Master Plan shows the proposed Cherry Creek Primary Regional Trail running east-west along Highway 105, which is located on the southern boundary of the property. Consistent with the Land Development Code, El Paso County Parks may request a 25-foot-wide trail easement where proposed improvements and/or infrastructure may impact existing or proposed County trails. The Master Plan identifies this trail as a mid-term priority, and no funds are currently allocated for the construction of the trail. At this time, the location of the trail on either the north or south side of Highway 105 has not been determined and may only be finalized when Highway 105 is expanded in the future. Until such time, no dedication of a trail easement will be required, however, El Paso County Parks staff recommends that a plat note be added to the first page of the forthcoming Final Plat stating the following:

*“Due to the currently indefinable nature of the proposed Cherry Creek Primary Regional Trail corridor, El Paso County may request a 25’ regional trail easement in the future, which will allow for public access, as well as construction and maintenance of the regional trail. This trail easement, when requested, must be dedicated to El Paso County and located outside the bounds of the proposed Highway 105 right-of-way.”*

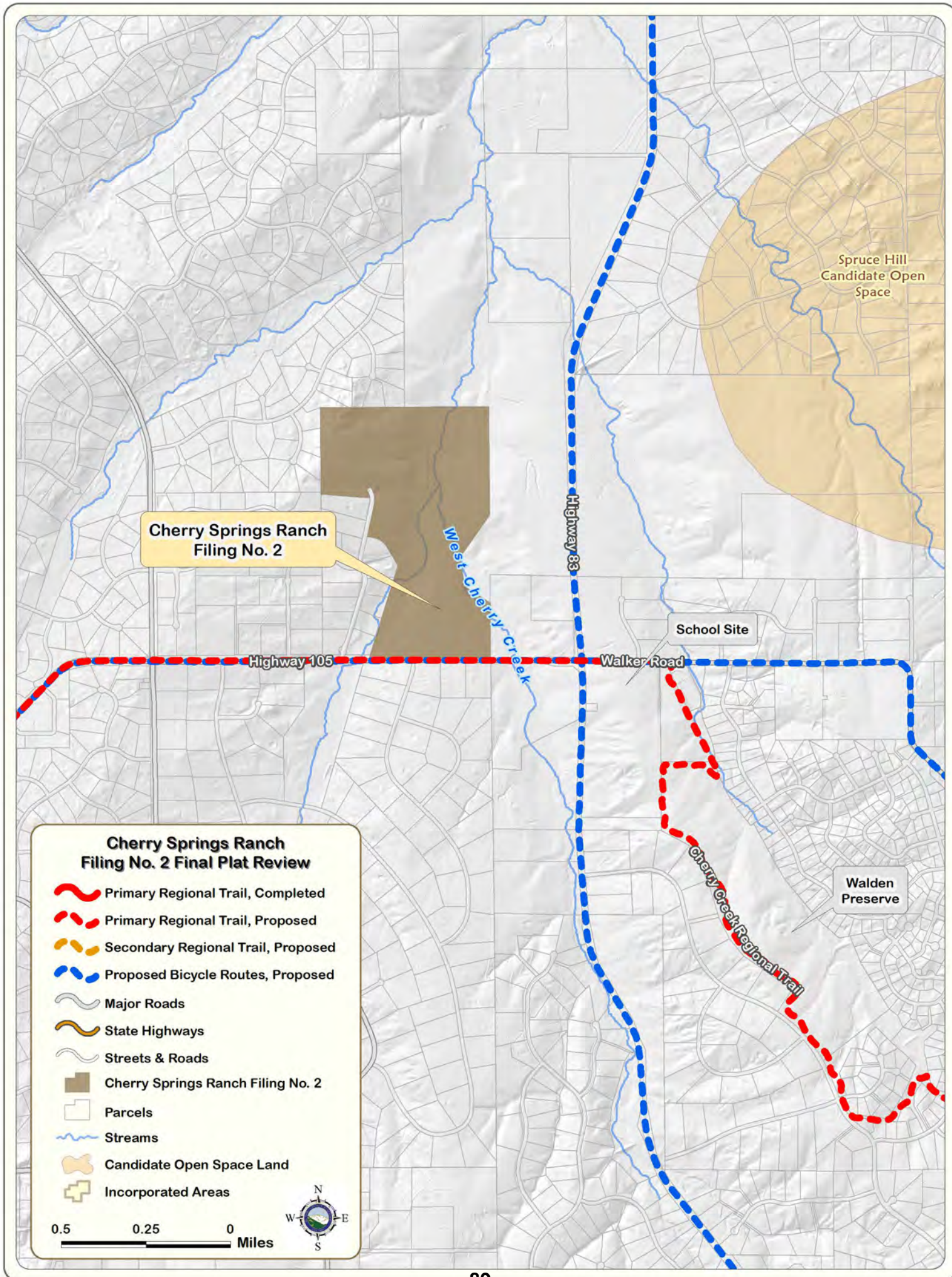
The 2006 Cherry Springs Ranch PUD Development Plan contained approximately 36.7 acres of open space, or 15.8% of the total project acreage, designated for open space, internal trails, or floodplain, wetlands, and drainage. Under the current Filing No. 2 PUD Amendment, the applicant is proposing *“A soft surface trail for PUD residents along the perimeter of the eastern portion of Filing 2 is included as a recreational amenity.”* Both the Filing No. 2 Development Plan and the PUD Amendment show these trails and open spaces, as well as no-build zones within individual lots.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends the aforementioned plat note in addition to regional park fees in lieu of land dedication.

**Recommended Motion: Filing No. 2 Development Plan and PUD Amendment**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment includes the following condition: (1) require a plat note stating the following: "Due to the currently indefinable nature of the proposed Cherry Creek Primary Regional Trail corridor, El Paso County may request a 25' regional trail easement in the future, which will allow for public access, as well as construction and maintenance of the regional trail. This trail easement, when requested, must be dedicated to El Paso County and located outside the bounds of the proposed Highway 105 right-of-way," and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,137 will be required at the time of the recording of the forthcoming final plat.





# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

April 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Cherry Springs Ranch Filing No. 2 PUD Amendment	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUD-20-001	<b>Total Acreage:</b>	42.25
		<b>Total # of Dwelling Units:</b>	11
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.65
Cherry Springs Ranch, Inc.	~ Same as Applicant / Owner ~	<b>Regional Park Area:</b>	2
Stan Searle		<b>Urban Park Area:</b>	1
18911 Cherry Springs Ranch Drive		<b>Existing Zoning Code:</b>	PUD
Monument, CO 80132		<b>Proposed Zoning Code:</b>	PUD

### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

#### LAND REQUIREMENTS

##### Regional Park Area: 2

0.0194 Acres x 11 Dwelling Units = 0.213  
**Total Regional Park Acres: 0.213**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

##### Urban Park Area: 1

Neighborhood: 0.00375 Acres x 11 Dwelling Units = 0.00  
Community: 0.00625 Acres x 11 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$467 / Dwelling Unit x 11 Dwelling Units = \$5,137  
**Total Regional Park Fees: \$5,137**

##### Urban Park Area: 1

Neighborhood: \$116 / Dwelling Unit x 11 Dwelling Units = \$0  
Community: \$179 / Dwelling Unit x 11 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that the approval of Cherry Springs Ranch Filing No. 2 Development Plan and PUD Amendment includes the following condition: (1) require a plat note stating the following: "Due to the currently indefinable nature of the proposed Cherry Creek Primary Regional Trail corridor, El Paso County may request a 25' regional trail easement in the future, which will allow for public access, as well as construction and maintenance of the regional trail. This trail easement, when requested, must be dedicated to El Paso County and located outside the bounds of the proposed Highway 105 right-of-way," and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,137 will be required at the time of the recording of the forthcoming final plat.

Park Advisory Board Recommendation:



# LETTER OF INTENT

February 20, 2020

## Cherry Springs Ranch Filing No. 2/PUD Amendment and Plat Note Modification

PARCEL NUMBER: 6100000498 PUD 05007

### OWNER

Cherry Springs Ranch, Inc.  
Stan Searle, Vice President and General Manager  
18911 Cherry Springs Ranch Dr.  
Monument, CO 80132

### DEVELOPER

Cherry Springs Ranch, Inc.  
Stan Searle, Vice President and General Manager

18911 Cherry Springs Ranch Dr.  
Monument, CO 80132

### PROJECT BACKGROUND

Cherry Springs Ranch is located generally north of Highway 105 and ¼ mile west of Highway 83. The Cherry Springs Ranch (CSR) PUD was approved in 2006 for 42 lots on approximately 231 acres. The Final Plat for Filing 1 was approved in 2007 for 16 lots and is mostly built out with residences.

The PUD Development Plan indicated the access road for the PUD would be aligned with Appaloosa Road. However, the access for Filing 1 was revised during the Final Plat process to create a direct access from Highway 105 onto the existing Cherry Springs Ranch Drive. The Final Plat for Filing 1 also slightly modified Filing 1 boundaries relative to the approved PUD. The property lies within the Tri-Lakes Comprehensive Planning Area - West Cherry Creek Sub-Area 8.

### THE REQUEST

Cherry Springs Ranch Filing 2 (CSR2) is located on the southeast portion of the PUD on approximately 42.25 acres to the east of Filing 1, adjacent to Highway 105. The location and subdivision design are consistent with the approved 2006 PUD Development Plan. The original PUD specified an area for Phase 1 only. Please see aerial photo below of the overall PUD and the location of Filings 1 and 2 as well as the remaining portion of the PUD on the north.

LOI CSR Filing 2

2/20/2020

1

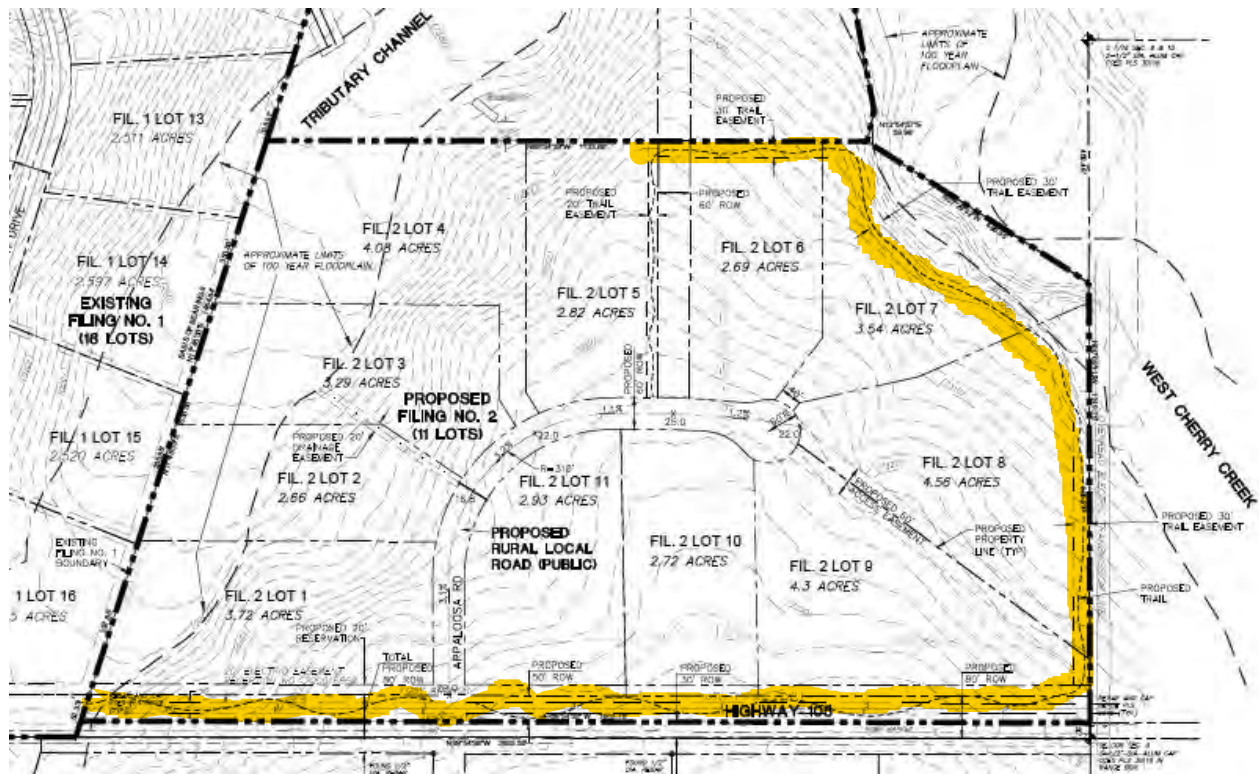




Filing 2 proposes 11 lots from 2.66 – 4.56 acres with a single access aligned with Appaloosa Road off Highway 105 (see Filing 2 Site Plan below). Vehicular access connections to potential future development on the northern portion of the PUD (60' ROW) as well as property to the east (60' Access Easement) are provided. A soft surface trail for PUD residents along the perimeter of the eastern portion of Filing 2 is included as a recreational amenity.

No-build areas have been incorporated into the plan. These areas include the 100 year floodplain areas, wetlands within the floodplain areas and a bog area adjacent to the floodplain on Lot 4. Unless otherwise allowed under EPC regulations, no improvements will be allowed in the 100 year floodplain associated with West Cherry Creek and its tributary channel to the west.





The PUD Amendment is to create CSRF2 with 11 lots and a revised Filing 2 boundary as well as a revised access that is consistent with the original PUD but varies from a plat note on the Final Plat for Filing 1. A separate application has been submitted for a Plat Note Modification. The Filing 1 Final Plat contained a plat note that requires modification to allow the proposed access off Highway 105 aligned with Appaloosa Road. The applicant proposes to delete the plat note shown below:

*Final Plat of Filing 1 Plat Note #30: Should Appaloosa Road ever be extended north of Highway 105 in the future, as depicted on the PUD Development Plan recorded under Reception No. 206021422, the present access from Highway 105 onto Cherry Springs Ranch Drive will be closed.*

If the PUD Amendment and Plat Note Modification are approved, a Preliminary Plan Subdivision application and Final Plat will be submitted.

A Traffic Impact Study and a request for a Deviation from ECM Criteria (for road intersection spacing) has been submitted supporting the proposed access.

Homes will likely be located on the higher elevation portion of the site adjacent to the access road and above the floodplain areas to the east and west. Water and wastewater will be provided by individual well and septic systems. No changes to the PUD-adopted Dimensional Standards such as setbacks and building height are proposed. A Landscape Plan for Filing 2 has been submitted that indicates additional tree planting (9 Ponderosa





Pine + 11 Aspen) to enhance the perimeter areas of the site and to further buffer homes from Highway 105– see Sheet 5 Landscape Plan.

#### SITE ANALYSIS

The 42-acre Filing 2 site is vacant and used for cattle grazing. The site is primarily native prairie grassland with the high ground in the center, sloping off toward drainages on the north, east and west and Highway 105 to the south (see photo below of area of Filing 2 site). There are a dozen existing ponderosa pines mostly along the Highway 105 frontage planted as a buffer when the original PUD was initiated. Wetlands are associated with the drainages. There are two small bog areas located adjacent to the floodplain on the west portion of proposed Lot 4.



#### COMPLIANCE WITH TRI-LAKES COMPREHENSIVE PLAN

The PUD approval in 2006 found the PUD to be in compliance with the Tri-Lakes Comprehensive Plan and specifically the goals and objectives of the West Cherry Creek Sub-Area (Sub-Area 8). Filing 2 is consistent with the overall PUD approval. Development is rural in nature and is in harmony with the surrounding development of Filing 1, neighborhoods to the east of Filing 1 and the Canterbury neighborhood south of Highway 105. The overall density proposed with the Cherry Springs Ranch PUD is approximately 5.5 acres (42 lots on 231 acres) which is the stated density (“5 acre overall densities”) within this area of Sub-Area 8 .





## AUTHORITY

These standards are adopted pursuant to the Planned Unit Development Act of 1972, C.R.S. 24-67-111, et. seq., and the El Paso County Land Development Code, and shall apply to all property contained in the approved Cherry Springs Ranch Planned Unit Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the Property. The subdivision and zoning regulations for El Paso County shall apply where the provisions of this document or the Development Plan do not address a specific subject.

## WILDFIRE MITIGATION

The Colorado State Forest Service mapping indicates a moderate wildfire risk for the area of CSR PUD as shown below. The developer will consult with the Tri-Lakes Monument Fire District regarding wildfire mitigation and inform homeowners of the need to be aware of the importance of mitigating wildfire hazards and the impact of living in the Urban-Interface, including the guidelines from the TLMFD's FireWise Program. The FireWise Program shows homeowners/homeowner associations how to mitigate property and reduce the risk of a catastrophic wildfire.

## APPROVAL CRITERIA AND JUSTIFICATION FOR REQUEST

Applicant responses are in italics below each criteria.

### A. PUD Amendment

**"Effect of Approval and Recording.** The approved development plan shall be recorded and placed on file at the PCD and shall serve as the basis for review and approval of the subsequent preliminary plan, final plat, or site development plan application. Any future development plan and development guide for any portion of the approved PUD shall substantially conform to the recorded development plan. The subject property is zoned PUD at the time of approval of the development plan. All subsequent uses and actions shall conform to the development plan."

*The proposed PUD Amendment substantially conforms to the recorded PUD and the proposed uses and actions conform to the PUD Development Plan. Design and Dimensional Standards have not been changed (except for a slight modification to the setback for corner lots) so that development in Filings 1 and 2 conform to the original PUD Development Plan and Design Standards.*

### Approval Criteria For PUD Zoning

*In approving the original CSR PUD in 2006, EPC has determined that the PUD meets the criteria below. Because the Filing 2 and the PUD Amendment is in substantial conformance with the original PUD and the proposed uses and actions conform to the approved PUD Development Plan, the PUD Amendment complies with all the criteria below. Responses below are relative to the proposed Filing 2.*

- The proposed PUD District zoning advances the stated purposes set forth in this Section;

*The proposed PUD Amendment is consistent with the objectives stated in the Purpose Section of the PUD Zone District.*



- The application is in general conformity with the Master Plan;

*Due to the consistency with the original PUD, the PUD Amendment is in general conformance with the Master Plan.*

- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

*The proposed PUD Amendment is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.*

- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

*The Filing 2 site is suitable for single family development and the proposed lot sizes. The layout is consistent with the surrounding neighborhoods and Filing 1. Sensitive natural areas will be protected by the designated No-build Areas for the 100 year floodplain and associated wet areas.*

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

*Filing 2 does not propose any “potentially detrimental use to use relationships” and provides open space (within lots) adjacent to Filing 1 as well as additional tree planting to add to the existing landscape buffer adjacent to Highway 105 and the property to the east.*

- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

*The Filing 2 site is suitable for single family development and the proposed lot sizes. The layout is consistent with the surrounding neighborhoods’ lot sizes and Filing 1.*

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

*Filing 2 does not contain any areas with unique or significant historical, cultural, recreational or aesthetic features. Natural features are preserved.*

- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

*A soft surface trail is proposed within Filing 2 for the PUD residents.*



- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

*A Traffic Impact Study for Filing 2 has been submitted in support of the Filing 1 Plat Note Modification. Letters of Commitment have been obtained from the electric and natural gas providers. The developer will coordinate with Tri Lakes Monument Fire Protection District prior to submitting a Preliminary Plan Subdivision application. Water and wastewater will be provided by individual wells and OWTS's.*

- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

*Open space is connected with Filing 1. Environmental features will be conserved.*

- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

*Not applicable.*

- Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

*Please see submitted Traffic Impact Study supporting the proposed deviation.*

- The owner has authorized the application.

*The owner has authorized the application.*

## **B. Plat Note Modification**

### **Approval Criteria**

- The plat amendment complies with this Code, and the original conditions of approval associated with the recorded plat;

*The Plat Note Modification complies with the Code and the original conditions of approval of the PUD.*

- The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions;

*The change is necessary to provide adequate and safe access to Filing 2 – please refer to the submitted TIS.*

- The plat amendment is in keeping with the purpose and intent of this Code;

*The Plat Note Modification is in keeping with the purpose and intent of the Code and the original PUD.*

- The approval will not adversely affect the public health, safety, and welfare; and

*The proposed access will not adversely affect the public health, safety and welfare.*



- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat amendment has been resolved.

*Filing 2 will be subject to CC&R's and there will be no conflicts due to the amendment.*

Submitted by  
Cherry Springs Ranch, Inc.

Stan Searle, Vice President and General Manager





- A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT.
- AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- APPLICABILITY

- ADOPTION

- RELATIONSHIP TO COUNTY REGULATIONS

- ENFORCEMENT

- CONFLICT

- MAXIMUM LEVEL OF DEVELOPMENT

- PROJECT TRACKING

GENERAL NOTES:

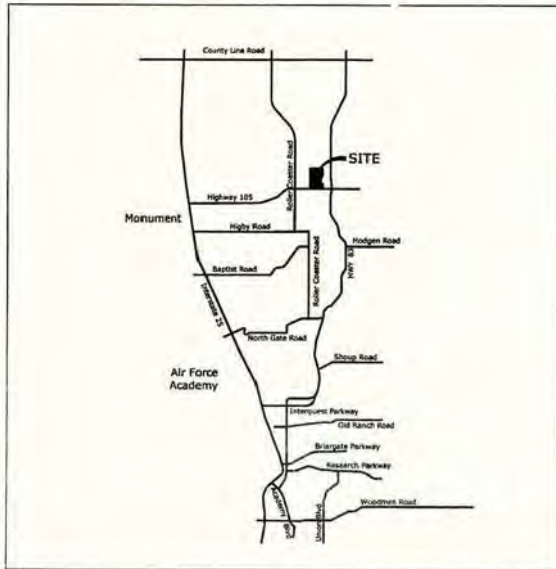
1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. CONTOUR INTERVALS SHOWN ON PLAN ARE 2'.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS ARE PROPOSED TO BE PROVIDED ON ALL LOTS AS FOLLOWS:
  - a. FRONT: TEN (10) FEET
  - b. SIDE: TEN (10) FEET
  - c. REAR: SEVEN AND ONE-HALF (7.5) FEET
  - d. STREETS: TEN (10) FEET EASEMENT ALONG ALL AREAS WHEN FRONT EASEMENT IS NOT APPROPRIATE.
  - e. SUBDIVISION PERIMETER: TWENTY (20) FEET
4. BUILDABLE AREAS HAVE BEEN ESTABLISHED FOR EACH LOT AS SHOWN ON SHEET 3 (FILING NO. 2 SITE PLAN) AND BUILDING SETBACKS FOUND IN DESIGN STANDARDS SECTION C(1).
5. MAXIMUM DENSITY ON THIS SITE SHALL BE LIMITED TO 42 LOTS. PHASE I CONSISTS OF 16 LOTS. PHASE II WILL CONSIST OF 11 LOTS.
6. WITHOUT REQUIRING A MAJOR OR MINOR PUD PLAN AMENDMENT, LIMITED REDESIGN FLEXIBILITY IS ALLOWED IN THE PLATING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES AS INDICATED IN THE DESIGN STANDARDS.
7. NO DEVELOPMENT SHALL OCCUR WITHIN THE 100 YEAR FLOODPLAIN.
8. THE DENSITY FOR THE PHASE II AREA SHALL BE LIMITED TO A MAXIMUM OF 11 (ELEVEN) SINGLE FAMILY DWELLING UNITS OR A LESSER NUMBER OF UNITS SUCH THAT AN OVERALL AVERAGE NET DENSITY OF 5 (FIVE) ACRES PER LOT IS MAINTAINED FOR THIS ENTIRE PUD DEVELOPMENT PLAN NET OF PUBLIC OR PRIVATE ROAD RIGHTS-OF-WAY AND TRACTS OR PARCELS SET ASIDE FOR ANY USE OTHER THAN OPEN SPACE AS DEFINED IN THE 2000 TRI-LAKES COMPREHENSIVE PLAN (1999).

\* EXISTING ZONING: PUD  
 \* PROPOSED ZONING: PUD (AMENDED)  
 \* TOTAL AREA: 230.7 ACRES (PHASE 2=42.25 AC)  
 \* NUMBER OF LOTS: 42 (PHASE 1: 16; PHASE 2: 11)  
 \* TOTAL LAND AREA: PHASE 1: 88.94 ACRES; PHASE 2: 37.31 ACRES  
 \* GROSS LOT DENSITY: PHASE 1: 0.181 DU/AC; PHASE 2: 0.26 DU/AC  
 \* NET DENSITY: 0.196 DU/AC (PHASE 1: 0.202 DU/AC; PHASE 2: 0.29 DU/AC)  
 \* R.O.W.: 16.95 ACRES (PHASE 1: 10.60 ACRES; PHASE 2: 4.54 ACRES)  
 \* MAX. HEIGHT: THIRTY-FIVE (35) FEET

SEARLE RANCH, INC.  
18911 CHERRY SPRINGS RANCH DRIVE  
MONUMENT, CO 80132

1. PUD COVER SHEET
2. PUD DEVELOPMENT PLAN
3. FILING NO. 2 SITE PLAN
4. OWNERS / ZONE MAP
5. LANDSCAPE PLAN

**FEBRUARY, 2020**



VICINITY MAP  
NTS

ONLY USES:  
ONLY THE FOLLOWING USES ARE PERMITTED IN THE CHERRY SPRINGS RANCH PUD, SINGLE FAMILY HOMES AND ACCESSORY BUILDINGS AND USES AS DESCRIBED IN THE RR-2.5 RURAL RESIDENTIAL DISTRICT.

B. STREETS:  
STREETS WITHIN THE CHERRY SPRINGS RANCH PUD PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT.

C. DIMENSIONAL REQUIREMENTS:

- a. SETBACKS: EACH LOT HAS SPECIFIC SETBACKS AS INDICATED ON PLAN. SOME FLEXIBILITY IS ALLOWED IN THE PLATTING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES WITHIN THE MINIMUMS ESTABLISHED BELOW.
  - a. FRONT SETBACKS ARE REQUIRED FROM ALL STREETS FOR ALL STRUCTURES. THE MINIMUM FRONT YARD SETBACK SHALL BE 25 FEET.
  - b. SIDE SETBACKS ARE REQUIRED TO BE A MINIMUM OF 15 FEET.
  - c. REAR SETBACKS ARE REQUIRED TO BE A MINIMUM OF 50 FEET.
  - d. CORNER LOTS ARE LOTS WITH MORE THAN ONE LOT LINE THAT ABUTS A STREET. THE SETBACK FROM THE LOT LINE(S) FROM WHICH NO DRIVEWAY ACCESS IS TAKEN SHALL BE A MINIMUM OF 25 FEET.
  - e. ACCESSORY BUILDINGS MUST COMPLY WITH SETBACKS ESTABLISHED ABOVE.
  - f. STABLES AND CORRALS MUST BE FIFTY (50) FEET FROM ANY PROPERTY LINE.
  - g. KENNELS AND PENS MUST BE ONE-HUNDRED (100) FEET FROM ANY PROPERTY LINE.
2. HEIGHT MAXIMUM: THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35 FEET, MEASURED AS GOVERNED BY THE EL PASO COUNTY LAND USE CODE. HEIGHT RESTRICTIONS MAY BE REVIEWED AND ADMINISTERED WITH THE PLOT PLAN.

3. LOT SIZES:  
a. THE MINIMUM LOT SIZE IN CHERRY SPRINGS RANCH PUD SHALL BE 2.5 ACRES THE AMENDED PUD DEVELOPMENT PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.

4. NO SUBDIVISION OF ANY LOT WILL BE PERMITTED IF SUCH SUBDIVISION RESULTS IN THE CREATION OF ADDITIONAL BUILDING LOTS.

4. DENSITY: A MAXIMUM OF 42 RESIDENTIAL LOTS AS SHOWN ON THE AMENDED PUD DEVELOPMENT PLAN SHALL BE PERMITTED.

5. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS: COVENANTS FOR CHERRY SPRINGS RANCH PUD WILL BE CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROJECT, FINER THAN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE HOMEOWNERS ASSOCIATION AND THE ARCHITECTURAL CONTROL COMMITTEE.

6. PLOT PLANS: PRIOR TO THE APPROVAL OF A BUILDING PERMIT A PLOT PLAN SHALL BE REQUIRED TO BE SUBMITTED TO THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THAT TIME. (NOTE: ADDITIONAL PLOT PLAN AND REVIEW REQUIREMENTS MAY EXIST IN PRIVATE COVENANTS COVERING THIS DEVELOPMENT)

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3145 AT PAGE 131, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EASTERLY END BY A 1 INCH YELLOW PLASTIC SURVEYOR'S CAP STAMPED 13225, IS ASSUMED TO BEAR S89°55'58"W A DISTANCE OF 1221.48 FEET.

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY,  
COLORADO, EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SECTION 9:  
THENCE N00°14'44"W (ON AN ASSUMED BEARING, TO WHICH ALL OTHERS IN THIS DESCRIPTION ARE  
RELATIVE) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 860.27 FEET TO THE POINT OF  
BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE ALONG THE EXISTING FENCE FOR  
THE NEXT FOUR COURSES:

1. THENCE N57°33'53"W, 496.57 FEET;
2. THENCE N13°00'29"E, 60.34 FEET;
3. THENCE N10°55'19"W, 383.28 FEET;
4. THENCE N34°58'51"E, 823.72 FEET TO INTERSECT SAID EASTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE S00°14'44"E ON SAID EAST LINE, 1376.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 230.7 ACRES.



19 E. Willamette Ave.  
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80903

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FAX: 719-471-0766  
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MEMBER UTILITIES

No.	REVISION	BY	DATE
△	COUNTY SUBMITTAL	JPS	2/19/20

# CHERRY SPRINGS RANCH - AMENDED PUD

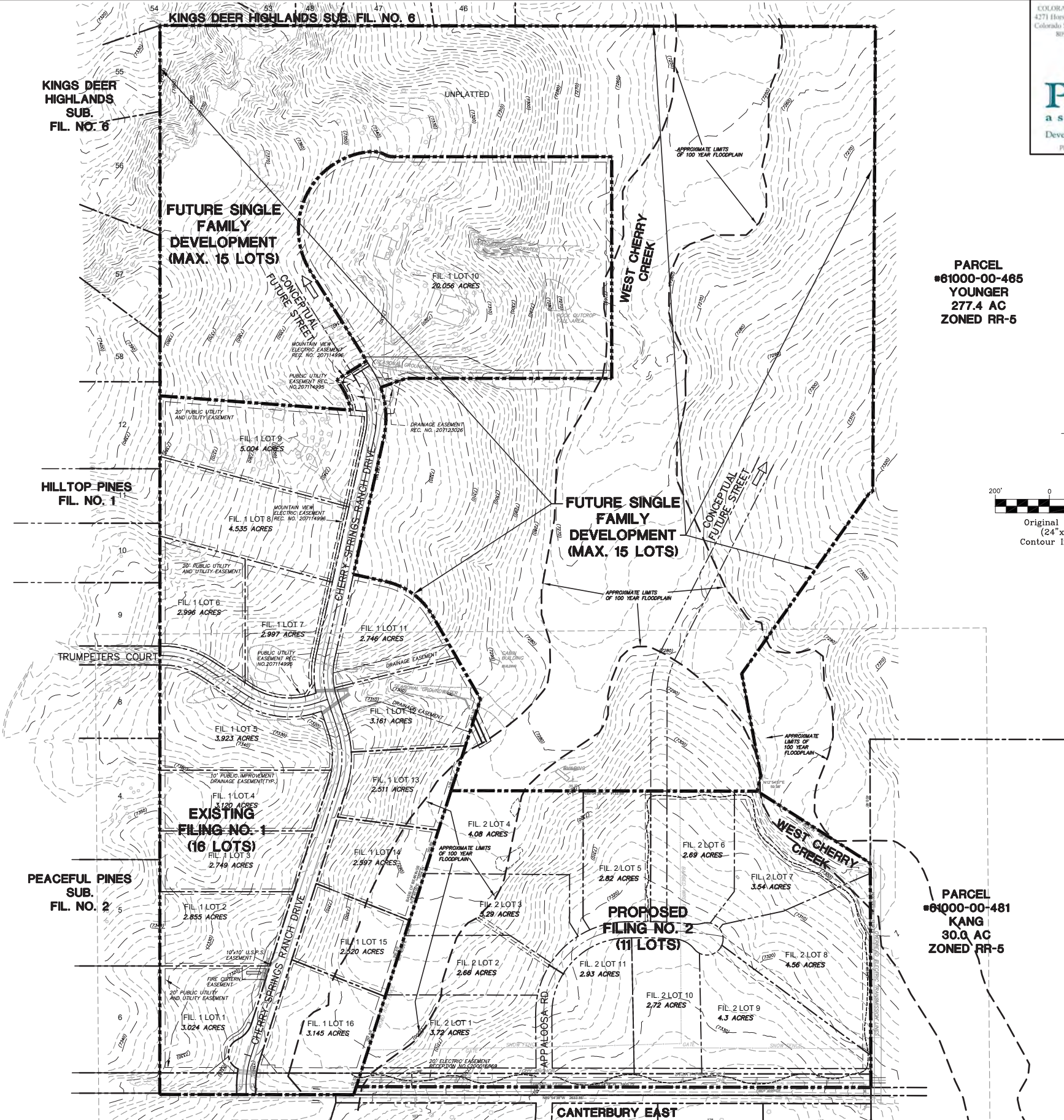
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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	12/09/19	LAST MODIFIED:	2/19/20
PROJECT NO:	031903	MODIFIED BY:	BJS

SHEET: **PUD-3**  
**1 OF 5**



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COLORADO SPRINGS  
4271 Horse Gulch Loop  
Colorado Springs, CO 80924

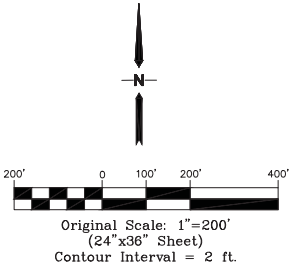


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CHERRY SPRINGS RANCH - AMENDED PUD

PUD DEVELOPMENT  
PLAN

HORIZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/29/19	LAST MODIFIED: 2/21/20
PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: PUD-2 2 OF 5	



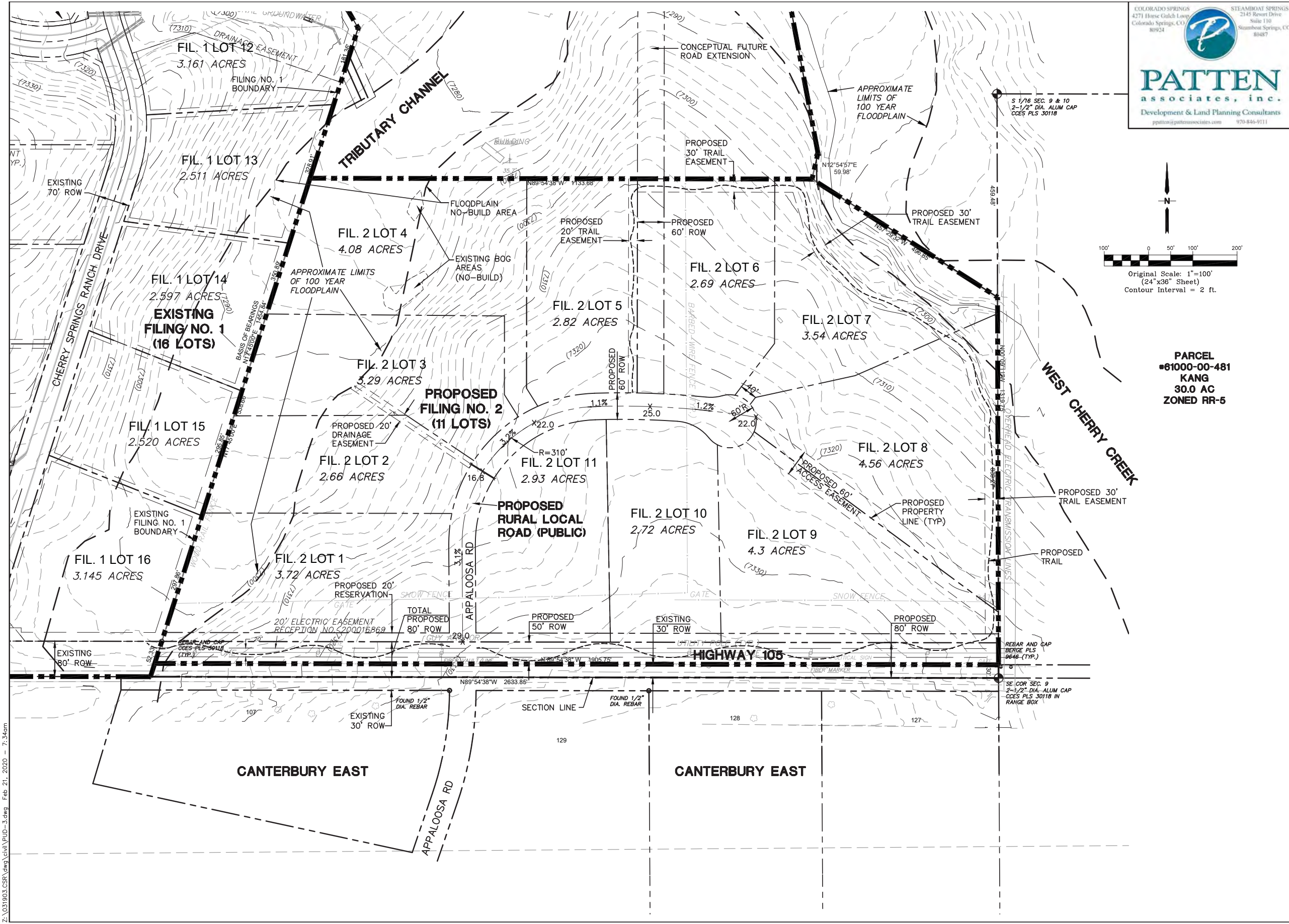
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100' 0 50' 100' 200'

Original Scale: 1"=100'  
(24"x36" Sheet)  
Contour Interval = 2 ft.

**PARCEL**  
**#61000-00-481**  
**KANG**  
**30.0 AC**  
**ZONED RR-5**

# CHERRY SPRINGS RANCH - FILING NO. 2

## FILING NO. 2 DEVELOPMENT PLAN

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NO.	BY	DATE	REVISION
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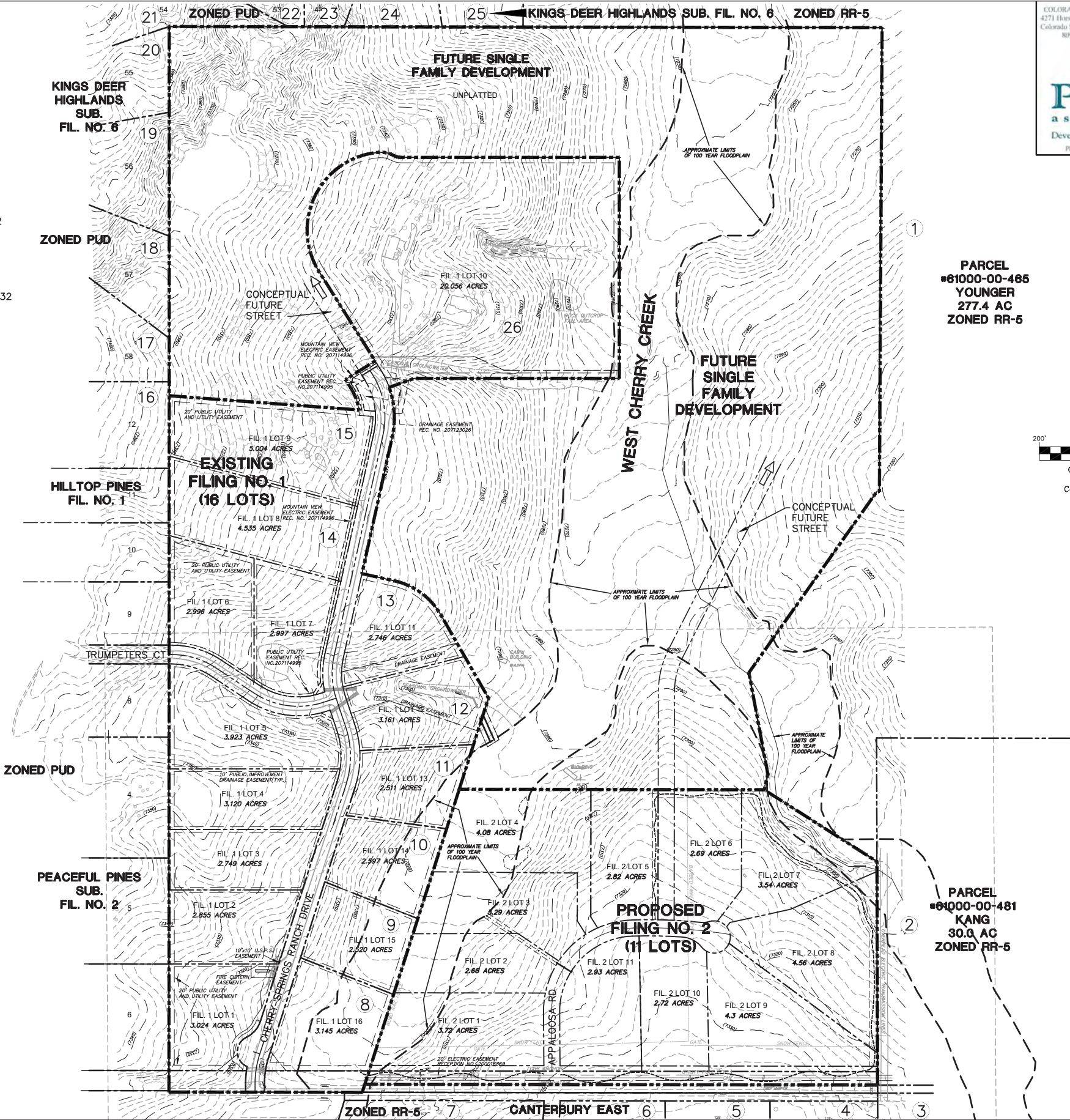
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PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: PUD-3	
3 OF 5	



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ADJACENT PROPERTY OWNER LIST

1. YOUNGER FAMILY FARM PARTNERSHIP LTD LLP  
5060 WALKER RD COLORADO SPRINGS CO,  
80908-1333
2. KANG DONG WON  
9638 SW 49TH AVE SAPULPA OK, 74066-9047
3. PAULSON KAREN M  
18460 HIGHWAY 83 COLORADO SPRINGS CO, 80908
4. K & S FAMILY  
2775 E HIGHWAY 105 MONUMENT CO, 80132-8346
5. FLYNN ROBERT  
18517 WETHERILL RD MONUMENT CO, 80132
6. FORNELIUS TAMMY  
18455 APPALOOSA RD MONUMENT CO, 80132-7600
7. SIMMONS CAROLYN K  
18470 APPALOOSA RD MONUMENT CO, 80132-8319
8. WYATT TODD A  
8547 E ARAPAHOE RD STE J141 ENGLEWOOD CO, 80112
9. BARRACLOUGH ROBIN L  
18561 CHERRY SPRINGS RANCH DR MONUMENT CO,  
80132-8378
10. LOIDOLT CHRISTOPHER J  
13432 ECHO DR BROOMFIELD CO, 80020
11. CONSIGLIO MICHAEL T  
18661 CHERRY SPRINGS RANCH DR MONUMENT CO, 80132
12. HOBSON JOHN W  
18761 CHERRY SPRINGS RANCH DR MONUMENT CO,  
80132-8395
13. HOBSON JOHN W  
18761 CHERRY SPRINGS RANCH DR MONUMENT CO,  
80132-8395
14. PETERSON HEATHER K  
764 FOX RUN CIR COLORADO SPRINGS CO,  
80921-3047
15. CORDOVA MICHAEL  
18862 CHERRY SPRINGS RANCH DR MONUMENT CO,  
80132-8361
16. HILLTOP PINES DEVELOPMENT CO  
4205 SIGMA RD DALLAS TX, 75244-4415
17. CLAWSON MATTHEW C  
19035 MALMSBURY CT MONUMENT CO, 80132-8622
18. CASE ZACHARY  
15570 WINDING TRAIL RD COLORADO SPRINGS CO,  
80908-2029
19. STILTNER JIM  
PO BOX 2726 MONUMENT CO, 80132-2726
20. BRENT & ANN HAWKER FAMILY  
2790 N ACADEMY BLVD STE 180 COLORADO  
SPRINGS CO, 80917-5338
21. BEITZ VALERIE R  
1397 CASTLECOMBE LN MONUMENT CO, 80132-2861
22. BUVARP ANDERS  
1415 CASTLECOMBE LN MONUMENT CO, 80132-2873
23. HAJIBRAHIM OMAR S  
19368 QUEENS CRESCENT WAY MONUMENT CO,  
80132-8413
24. COULTRAP MICHAEL R  
19385 QUEENS CRESCENT WAY MONUMENT CO,  
80132-8413
25. KOOKER DERRICK  
19369 QUEENS CRESCENT WAY MONUMENT CO,  
80132-8413
26. SEARLE STANLEY MUNRO  
18911 CHERRY SPRINGS RANCH DR MONUMENT CO,  
80132-8378



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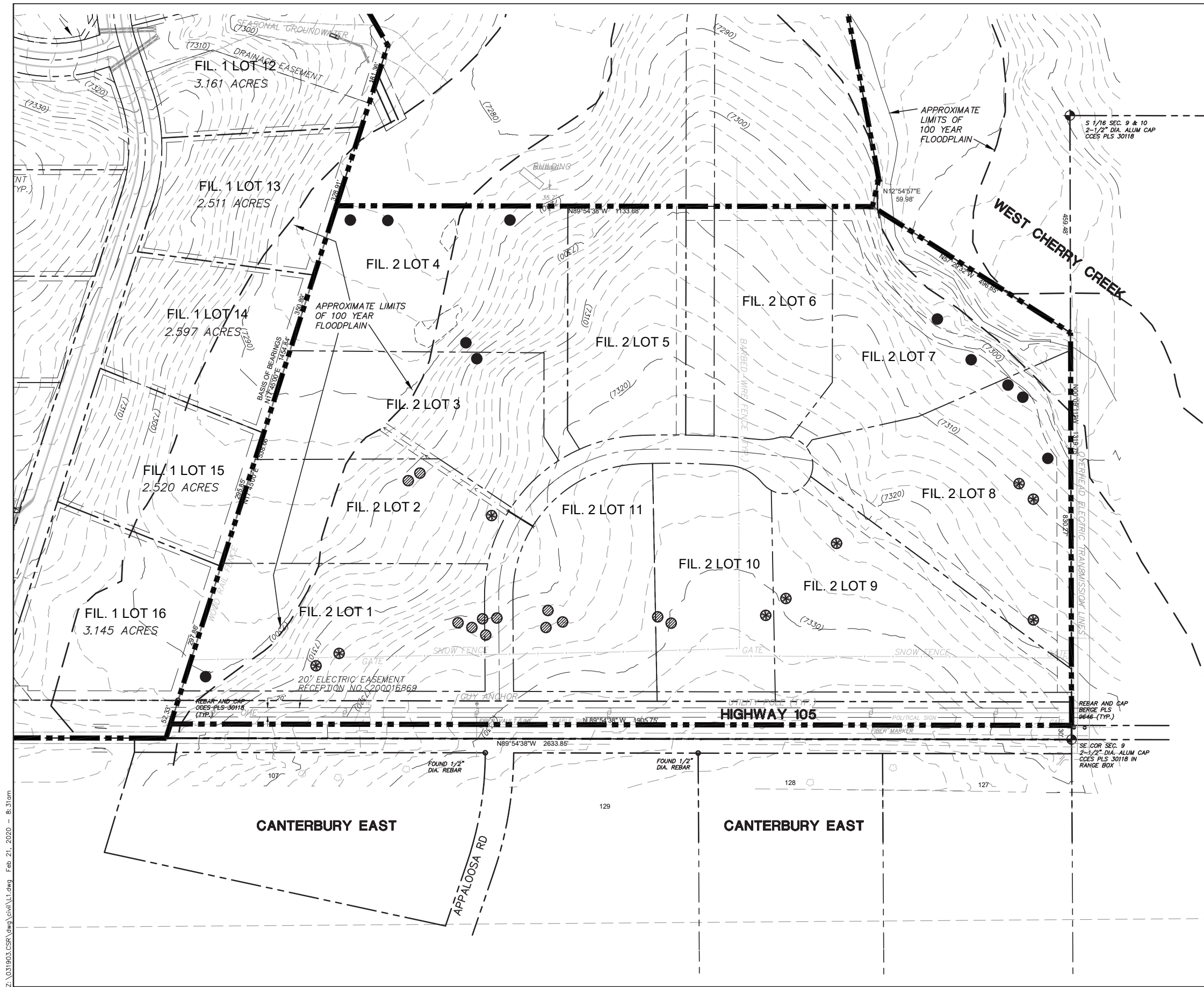


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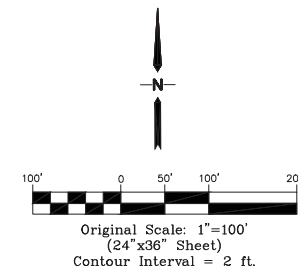


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**CHERRY SPRINGS RANCH - FILING NO. 2**

**FILING NO. 2  
LANDSCAPE PLAN**

NO.	REVISION	BY	DATE
A	COUNTY SUBMITTAL	JPS	2/21/20

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SURVEYED:	LWA	CHECKED:	JPS
CREATED:	1/17/20	LAST MODIFIED:	2/21/20
PROJECT NO:	031903	MODIFIED BY:	BJJ
SHEET:	4		

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## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2020 Neighbor Up! Month - Memorandum of Understanding – Council of Neighbors and Organizations

**Agenda Date:** April 8, 2020

**Agenda Item Number:** # 7 - A

**Presenter:** Tim Wolken, Director, Community Services Department

**Information:**                      **Endorsement:**                      **X**

#### **Background Information**

The Council of Neighbors and Organizations (CONO) is coordinating the 2020 CONO Neighbor Up! Month in September, 2020. The events are designed to promote safe, resilient, healthy and productive neighborhoods in El Paso County.

CONO has requested that El Paso County support the event by providing the following services:

- A. Subject to review and approval by the County pursuant to Section 3 of the County Parks Rules, County agrees to waive pavilion use fees for CONO's Neighbor Up! participants in September 2020. Only non-reserved pavilions may be scheduled for Neighbor Up! activities.
- B. Pavilion fee waivers will be limited to ten (10) in 2020 without written approval by the County to increase the number of waivers.
- C. Provide CONO with the County logo and park maps for marketing materials.
- D. Assist with marketing efforts for Neighbor Up! Month with County departments and among County partners.
- E. Actively participate on the 2020 Neighbor Up! Event Committee.
- F. Coordinate the reservation of the pavilions.

Please find attached a Memorandum of Understanding (MOU) for consideration and / or endorsement by the Park Advisory Board. If endorsed by the Park Advisory Board, the MOU will be presented to the Board of County Commissioners for consideration and / or approval.

#### **Recommended Motion:**

Move to endorse the MOU with the Council of Neighbors and Organizations for 2020 Neighbor Up! Month.

**MEMORANDUM OF UNDERSTANDING  
BETWEEN EL PASO COUNTY AND THE  
COUNCIL OF NEIGHBORS AND ORGANIZATIONS  
REGARDING PARKS PAVILION USE FOR 2020 NEIGHBOR UP! MONTH**

This Memorandum of Understanding ("MOU") is made by and between the El Paso County Board of County Commissioners, for the benefit of the El Paso County Community Services Department ("County"), whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905 and the Council of Neighbors and Organizations ("CONO") a Colorado non-profit corporation whose address is 1506 N. Hancock Avenue, Colorado Springs, CO, 80903. County and CONO may hereinafter be referred to individually as "Party" or collectively as the "Parties".

**1. Purpose and Authority**

This MOU addresses the County's support for the 2020 CONO Neighbor Up! events that are designed to support and strengthen neighborhoods in El Paso County. The County desires to allow for CONO and Neighbor Up! participants to utilize unreserved park pavilions and waive any associated fees thereof, which will be a direct benefit to both the County and its residents. This MOU is made in accord with, and subject to, the El Paso County Parks Rules and Regulations ("Rules").

**2. County Responsibilities:**

- A. Subject to review and approval by the County pursuant to Section 3 of the Rules, County agrees to waive pavilion use fees for CONO's Neighbor Up! participants in September 2020. Only non-reserved pavilions may be scheduled for Neighbor Up! activities.
- B. Pavilion fee waivers will be limited to ten (10) in 2020 without written approval by the County to increase the number of waivers.
- C. Provide CONO with the County logo and park maps for marketing materials.
- D. Assist with marketing efforts for Neighbor Up! Month with County departments and among County partners.
- E. Actively participate on the 2020 Neighbor Up! Event Committee.
- F. Coordinate the reservation of the pavilions.

**3. CONO Responsibilities**

- A. Promote Neighbor Up! activities to neighborhoods in El Paso County.
- B. Coordinate the reservation of pavilions with Sabine Carter, Administrative Coordinator for County Parks ([sabinecarter@elpasoco.com](mailto:sabinecarter@elpasoco.com) / 520-6980). CONO will be responsible for all Neighbor Up! Week pavilion reservations. Either CONO or its participant shall provide County with the required documentation and information per Park Permit requirements in Section 3 of the Rules for consideration by the County.

- C. Develop toolkits for neighborhood organizations to coordinate Neighbor Up! events in County Park pavilions.
- D. During and following the event, coordinate neighborhood leadership meetings / training.
- E. Inform the County of Neighbor Up! events occurring in County Parks and allow a County representative(s) to attend the events to provide information regarding programs and services provided by the County to promote safe, resilient, healthy and productive neighborhoods.
- F. Promote the County's park system and provide information to participants as may be requested by County.

**4. Mutual Understanding and Agreement By and Between the Parties**

Both Parties are fiscally accountable for their own responsibilities and portion of work as detailed in Section 2 and Section 3 of this MOU. Both Parties agree and understand that nothing in this MOU shall obligate County to issue any Park Permit to a CONO participant whose use is deemed inconsistent or incompatible with any of the Rules.

**5. Changes or Modifications**

Any modification, amendment, notation, change, alternation, renewal, extension, or other alteration of this MOU shall not be valid unless the County and the CONO mutually agree to the same in writing.

**6. Assignment, Subcontracting, and Third Parties**

The CONO shall not assign its interest in this MOU, nor shall it subcontract any of its obligations herein, without obtaining written approval from the County. Nothing in this MOU shall be construed to create any right or obligation to any third party outside of this MOU.

**7. Severance**

In the event any section, subsection, sentence, clause or phrase of this MOU is held to be invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this MOU.

**8. Integration and Merger Clause**

This MOU constitutes the entire understanding of the County and the CONO. The County and the CONO state and warrant and represent that, as of the time of execution of this MOU, there are no other terms, conditions, requirements or obligations affecting this MOU that are not specifically set forth herein. Further, any and all rights and obligations are strictly limited to the Parties of this MOU, thus, nothing in this MOU is intended to confer upon any third party any right or cause of action related to this MOU.



**9. Jurisdiction**

In the event of any litigation arising under this MOU, the exclusive jurisdiction and venue shall be in the District or County Courts of the County of El Paso, Colorado.

**10. Notice**

Any written notice required to be given under this MOU shall be effective when sent if deposited in the regular United States mail, first class, postage prepaid, and addressed to the following:

Council of Neighborhoods and Organizations:  
Chief Executive Officer  
Council of Neighborhoods and Organizations  
1506 N. Hancock Avenue,  
Colorado Springs, CO, 80903

El Paso County  
Director  
Community Services Department  
2002 Creek Crossing  
Colorado Springs, CO 80905

**11. Insurance**

Each party will be responsible for providing insurance coverage for their respective responsibilities described in this MOU.

**12. Term, Termination for Convenience / Termination for Cause**

This MOU shall be effective upon approval by the El Paso County Board of County Commissioners in a regularly scheduled, open and public meeting. This MOU shall expire September 30, 2020 unless terminated sooner below.

Either party may terminate this MOU at any time and for any reason by providing written notice of the intent to terminate and which notice shall contain the effective date and time of the termination of the MOU, which date and time shall be no earlier than thirty (30) days from the date of service of the notice.

**13. Modifications**

The signatures below indicate agreement with all terms in this MOU. Modifications can only be made in writing when agreed upon by both parties.

**14. Non-Appropriation**

The financial obligations of the County as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise available.

**BOARD OF COUNTY COMMISSIONERS  
EI PASO COUNTY, COLORADO**

By: \_\_\_\_\_  
Chair

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
County Clerk & Recorder

Date: \_\_\_\_\_

**APPROVAL TO FORM:**

By: \_\_\_\_\_  
County Attorney's Office

Date: \_\_\_\_\_

**COUNCIL OF NEIGHBORS & ORGANIZATIONS**

By: \_\_\_\_\_  
Chief Executive Officer

Date: \_\_\_\_\_

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2020 Park Advisory Board Tour

**Agenda Date:** April 8, 2020

**Agenda Item Number:** #7 - B

**Presenter:** Brian Bobeck, Park Operations Division Manager

**Information:** X      **Endorsement:**

#### **Background Information:**

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The 2020 tour will be Saturday, May 9<sup>th</sup> from 10:00 a.m. to 2:00 p.m. We will tour the following Central District locations.

- Ute Pass Regional Trail
- Rainbow Falls Historic Site
- Bear Creek Nature Center
- Bear Creek Regional Park

We will leave from Park Headquarters, 2002 Creek Crossing, Colorado Springs at 10:00 a.m.

Lunch will be provided.

**Recommended Motion:**  
Information

**El Paso County Parks  
2020 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Expanded Scout Programs	Ellie Brown	Low	
Expanded Paint Mines Interpretive Park Programming	Todd Marts	High	
Tracking Exhibit	Ellie Brown	Low	
Pollinator Garden Upgrades	Mary Jo Lewis	Medium	
Greenback Cutthroat Trout Exhibit Upgrades	Mary Jo Lewis	Medium	
Pikes Peak Birding Festival / New Registration System	Theresa Odello	High	
County Fair Entrance Procedure Upgrades	Todd Marts	High	
Outdoor Safety Series	Theresa Odello	Medium	
Expanded Summer Concert Services	Theresa Odello	High	
Naturalist Nook Upgrades	Nancy Bernard	Medium	
Taxidermy Mounts	Nancy Bernard	Medium	
Birding 101 Program	Jessica Miller	High	
Littering Exhibit	Jessica Miller	Medium	
El Paso County Fair Action Plan	Todd Marts	High	
Innovative Programming Plan	Todd Marts	High	
Northern Nature Center - Interpretive Plan	Todd Marts	High	
Volunteer Recruitment Program	Todd Marts	Low	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Develop Individual Park Operation Plans	Brian Bobeck	Low	
Signage Assessment and Inventory Plan	Brian Bobeck	Low	
Paint Mines Interpretive Park Master Plan (west)	Ross Williams	High	
Elephant Rock Open Space Master Plan	Ross Williams	High	
Jones Park Master Plan	Tim Wolken	High	
Homestead Ranch Regional Park Master Plan	Ross Williams	Low	
Ute Pass Regional Trail Expansion - Planning	Jason Meyer	High	
Fox Run Regional Trail Planning	Jason Meyer	Medium	Fundraising Phase
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Feasibility Study to Expand GIS Use	Ross Williams	Low	
Explore Use of Art Murals	Brian Bobeck	Medium	
Venetucci Farm Proposal	Tim Wolken	High	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer	High	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	Low	Planning Phase
Widefield Community Park Improvements - Phase II	Ross Williams	High	Bid Phase
Pineries Open Space Forestry Project	Brian Bobeck	High	Implementation Phase
Kane Ranch Open Space - Phase 1	Ross Williams	High	Planning Phase
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	Medium	
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Planning Phase
Eastonville Regional Trail	Jason Meyer	High	Construction Phase
Christian Open Space - Creekside Restoration	Jason Meyer	High	Planning Phase



Fairgrounds Walkways	Brian Bobeck	High	Fundraising Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon	Medium	Planning Phase
Palmer Lake Recreation Area Upgrades	Greg Stachon	Medium	Planning Phase
Creekside Room Upgrades	Deb Reid	Medium	Fundraising Phase
Swink Hall Office Upgrades	Todd Marts	High	Planning Phase
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	High	Planning Phase
<b>Community Outreach Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Northern Nature Center Capital Campaign	Christine Burns	Low	
2020 Grant Applications	Christine Burns	High	Ongoing
County Parks 50th Anniversary Planning	Tim Wolken / Christine Burns	High	Ongoing
Facility Naming Rights Project	Christine Burns	Medium	

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
March 2020 Monthly Report**

<u>Facility Revenue Totals To Date</u>		<b>2020</b>			<b>2019</b>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 59,329	\$ 120,671		\$ 53,652
County Fair / Fairgrounds		\$ 261,000	\$ 64,230	\$ 196,770		\$ 74,631
<b>Total</b>		<b>\$ 441,000</b>	<b>\$ 123,559</b>	<b>\$ 317,441</b>		<b>\$ 128,283</b>
<u>Fundraising Revenue</u>		<b>2020</b>			<b>2019</b>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 15,000	\$ 60,000		\$ 64,500
Partners in the Park Program	Park Operations	\$ 35,000	\$ 10,000	\$ 25,000		\$ 15,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 4,427	\$ 5,573		\$ 6,413
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,950	\$ 18,050		\$ 5,327
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 48,000
<b>Total</b>		<b>\$ 185,000</b>	<b>\$ 76,377</b>	<b>\$ 108,623</b>		<b>\$ 139,240</b>
<u>Grant Funds</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
<b>Total</b>		<b>\$ 1,175,000</b>				
<u>Parks Division Reservations</u>		<b>2020</b>			<b>2019</b>	<b>2019</b>
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>22</b>	<b>964</b>		<b>38</b>	<b>848</b>

<u>Parks Facility Reservations</u>		2020			2019	2019
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails					1	25
Vendor						
Tennis Courts						
Vita Course						
Meeting Room					12	143
<b><u>Black Forest Regional Park</u></b>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<b><u>Falcon Regional Park</u></b>						
Baseball Fields						
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<b><u>Fox Run Regional Park</u></b>						
Athletic Fields						
Gazebo		1	8			
Warming Hut						
Pavilions						
Trails						
<b><u>Homestead Ranch Regional Park</u></b>						
Pavilions						
Athletic Fields						
Trails						
<b><u>Palmer Lake Recreational Area</u></b>						
Palmer Lake Santa Fe Trail						
<b><u>New Santa Fe Trail</u></b>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<b><u>Paint Mines Trail</u></b>		5	36		2	24
<b><u>Rock Island Trail</u></b>						
<b><u>Black Forest Section 16</u></b>						
<b>Total Park Facility Reservations</b>		<b>6</b>	<b>44</b>		<b>15</b>	<b>192</b>

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March		3	170		17	846
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>24</b>	<b>919</b>		<b>41</b>	<b>2,075</b>
<u>Fairgrounds Facility Reservations</u>		2020		2019		
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0			
Lions Club Meeting		1	20			
FAB Board Meeting		0	0			
Senior Dinner		0	0			
COC Meeting		0	0			
Calhan Crafters		0	0			
FFA Dance		1	50			
Hathaway Auto Swap Meet		1	100			
Queen Clinic		0	0			
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
Beef Weigh-In						
Beef Exercise						
EPSO Mounted Unit Practice						



<b>Whittemore - Fairgrounds</b>					
Goat & Swine Clinic					
Hathaway Automotive Swap Meet					
<b><u>Arena</u></b>					
<b>Month Total Fair Facility Reservations</b>		<b>3</b>	<b>170</b>		
<b><u>Vandalism Report</u></b>					
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>	
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400	
			<b>Total</b>	<b>\$400</b>	
<b><u>Volunteerism</u></b>		<b>2020</b>	<b>2019</b>		
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>
January		193	824	196	925
February		234	1,148	189	1,098
March		110	552	741	1,193
April					
May					
June					
July					
August					
September					
October					
November					
December					
<b>Totals</b>	<b>20,000 hours</b>	<b>537</b>	<b>2,524</b>	<b>1126</b>	<b>3,216</b>

		<b>2020</b>				
<b>March</b>		<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		20	69			
Adopt-A-Park / Trail / Volunteer Projects		62	372			
Front Range Community Service / CEO		0	0			
<b>Total</b>		<b>110</b>	<b>552</b>			
<b>Programming</b>	<b>Goal</b>	<b>2020</b>			<b>2019</b>	<b>2019</b>
<b>Totals for Year</b>		<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>109</b>	<b>3443</b>	<b>4.96</b>	<b>138</b>	<b>3824</b>
<b>March</b>	<b><u>Facility</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>		
Colorado Wildlife Detectives	BCNC	1	50	5		
City/ County Parks Board Meeting & Lunch	BCNC	1	50			
Sustainability Series: Organic Vegetable Gardening	BCNC	1	41			
Birthday Party: All About Animals	BCNC	1	22			
Free Forest School	BCNC	2	21			
Special Kids, Special Families	BCNC	1	14			
Walk the Wetlands	FCNC	1	20	5		
Discover the Wetlands	FCNC	1	31	5		
Overature (self-guided group)	FCNC	1	7			
Mosaic (self-guided group)	FCNC	1	6			
Nature Adventures: Bird Beak Buffet	FCNC	1	21	5		

Building for the Birds	FCNC	1	33	4.8	
2's & 3's Outdoors: Gnaw-it-All	FCNC	1	15	5	
Birding 101	FCNC	1	10		
Homeschool Fridays: Walk the Wetlands	FCNC	1	10	5	
Birding 101 Field Trip	FCNC	1	10		
<b>TOTALS</b>		<b>17</b>	<b>361</b>	<b>4.97</b>	



COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIMAS  
STAN VANDERWERF  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### ADMINISTRATIVE SERVICES

#### MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**March 2020**

#### **General Updates:**

1. Facility rentals have generated \$59,329 which is 33% of our \$180,000 annual goal.

#### **Special Events:**

1. Several permits were issued for early March for commercial photography at the Paint Mines Interpretive Park.
2. Due to the COVID-19 pandemic, the County is minimizing social gatherings and has cancelled all previously scheduled events and reservations through April 11.





## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – March 2020

Christine Burns, Community Outreach Manager  
Dana Nordstrom, Community Outreach Coordinator

#### Community Outreach

1. **Outreach News:** Please mark your calendars for our Grand Opening of Pineries Open Space scheduled for late June.
2. **Partner in the Park Program:** We are excited to announce two new partners: Dapper Dan Homes for Widefield Community Park and Home Care Team for Bear Creek Regional Park East.
3. **El Paso County Fair:** Annually staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 94% towards our financial goal. **We still have our Presenting, Demolition Derby and Show Stopper sponsorships available. Please forward any suggestions / potential sponsors to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).**
4. **Parties for Parks:** We partnered with Trails and Open Space Coalition for our first park celebration at Pikes Peak Brewing Company in Monument. Bird Dog BBQ donated food and we had 60 people in attendance. This was a successful community outreach event to hear from and share with the community about our North District parks. **We will be rescheduling future Parties for later this summer, stay tune.**

#### Grants

1. El Paso County Parks was awarded \$350,000 from Great Outdoors Colorado for enhancements at Falcon Regional Park. Improvements will a playground, a baseball field, a multi-purpose athletic field, an equestrian trailhead, expanded parking, and new restrooms.
2. Parks plans to submit grant applications for Elephant Rock trails improvement and a natural playground at Fountain Creek Regional Park. We are looking for subject matter experts to assist in these efforts. If you have an interest in working with El Paso County Parks on these or other grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.



**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Recreation & Cultural Services Division**

**Monthly Report – March 2020**

Submitted by: Todd Marts, Division Manager

**General.**

1. Nature Centers closed until April 11 due to the Covid-10 crisis.
2. New staff member Andy Talley began as the Part-time Interpreter at Fountain Creek Nature Center on March 17.

**Projects, Fundraising & Grants:**

1. Birdman Studios of Trinidad, Colorado has completed the taxidermy of a donated Great Horned Owl. It will be hung and displayed at Fountain Creek Nature Center. The cost was \$620 and the fee was donated by a citizen.
2. To meet our Innovative Program goal of serving economically underserved populations, FCNC had reached out to and scheduled free field trips over Spring Break for two groups: Boys and Girls Club, and a teen group from DHS. These had to be cancelled due to the Covid-19 crisis. Both groups were thrilled with the opportunity and I'm sure they would like to reschedule when possible. Another underserved audience was served in February—teens from rural Hanover in the Trolls in the Woods STEM building competition.
3. Staff began a series of Facebook videos and other posts to continue to engage the public in outdoor activities during the health crisis.
4. The Rainbow Falls Interpretative Signs are complete, and Park Operations Staff are scheduled to have them installed by April 3, 2020.
5. The Spring Season opening for Rainbow Falls Historic Site will not open on April 4, and previously scheduled. Due to the COVID-19, the opening has been put on hold and the date is to be determined.
6. Staff attended many virtual trainings and education sessions while working remotely from home. This included sessions on Global Protect, Jabber, Microsoft Teams, Working Remotely, AppLaunch and Mimecast.

7. Future scheduled on-line and remote trainings include Continuity Planning and Emergency Management and a free CEU-earning class in Playground Inspection & Maintenance.
8. Staff has completed the coordination of the new registration system for the Pikes Peak Birding and Nature Festival. Committee members are testing the registration process and providing final feedback for the new software.
9. Staff met with Pikes Peak Soaring Society to plan a remote control flying special event to be held at Flyer's Field. Tentative date for the event is on Saturday, June 13.
10. Bear Creek Nature Center has been awarded a \$2,500 grant from the Broadmoor Garden Club to improve habitat/ pollinator garden areas around the building. Plans include a small demonstration garden area with signage, mini native grass meadows and upgrades to bird feeding elements. Bear Creek Nature Center Supervisor is currently researching and planning the gardens, which will provide healthy habitat and important host plants for a variety of pollinators and other local species. The goal for project completion is late May, 2020.
11. While nature center staff is working remotely due to COVID 19 guidelines and stay-at-home orders, they are working on a variety of projects and program planning and are also working together on ways to remain engaged with the public and to help the public stay connected to the natural world during this time. A social media plan includes twice-weekly Facebook videos as well as making outdoor guides and resources available for free to the public. The nature centers' website now includes a section of "Outdoor Guides, Activities and Resources" that can be downloaded and printed or used on cellular devices.

#### **Programs & Special Events:**

1. Fountain Creek Nature Adventures: Bird Beak Buffet was delivered to an audience of 3-6 year olds and their parents on Thursday, March 5. Children saw a puppet show and played a game using different "beaks" that they tried out on picking up different "foods" to show the different beak adaptations. Children made a bird beak craft and hiked the nature trail with staff.
2. The annual Building for the Birds took place on Saturday, March 7. Almost 30 people came to learn about backyard birds and build a nesting box to take home. Volunteers Terry Poe and Geoff Dunn cut and prepared 30 kits. Very successful as always!
3. 2's & 3's Outdoors: Gnaw-It-Alls was on Thursday, March 12. Young children and their parents saw a puppet show about rodents, explored rodent skulls, and played Run Rodent Run in the woods with staff.
4. Birding 101 series began with an attendance that more than doubled last spring's series. The series completed one of two evening classroom sessions and one of two Saturday morning field trips. The other classroom session and field trip have been postponed due to the Covid-10 crisis. They will be rescheduled. Very well received by participants.

5. Bear Creek Garden Association led Organic Gardening Workshop at BCNC for an audience of 40 people. This program has become an annual tradition in which members of the public have an opportunity to learn more about organic gardening methods either in their own gardens or in a plot at the Bear Creek Community Garden. All proceeds benefit Friends of El Paso County Nature Centers.





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## COMMUNITY SERVICES DEPARTMENT

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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### PARK OPERATIONS DIVISION MONTHLY REPORT MARCH, 2020

#### Parks Planning

#### **Capital Project Management:**

**Elephant Rock Open Space** - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in July 2020.

**Pineries Open Space** - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC will complete approximately 11,000 feet of additional singletrack trail in May/June 2020. The park is scheduled for opening in June 2020.

**Ute Pass Regional Trail** - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2020. The Trust for Public Lands has committed \$50,000 towards the project. A Contract was awarded to Avery Asphalt to complete construction of the trail. Construction started in September 2019 and reached substantial completion in December 2019. The contractor is currently addressing punch list items with a final walkthrough scheduled for March 31 2020.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental



Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. The appropriate grant modifications are being prepared and Stantec is revising their scope to account for this change.

**Falcon Regional Park Phase II** - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January 2020 and NES is working to develop design drawings. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020.

### **Planning:**

**Fountain Creek Regional Park Master Plan / Phase I Improvements** - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in spring 2020.

**Widefield Community Park Master Plan / Phase I/II Improvements** - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. The CDBG-funded Phase II Improvements project will take place in late spring / early summer 2020.

**Kane Ranch Open Space Master Plan / Phase I Improvements** - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement and was presented to the Board of County Commissioners for final approval in August 2018. Ace Fencing has completed the installation of wildlife-friendly fencing in previously unfenced areas of the property. Design and construction of the Phase I Improvements is scheduled to take place in mid- to late-2020.

### **Flood Recovery:**

**Willow Springs Ponds Embankment Repairs** - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019

with substantial completion was issued in March 2020. Final punch list and demobilization will be completed by mid-April.

**Hanson Trailhead Repairs** - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Construction is anticipated in winter 2020.

#### **Other:**

**Development Permit Application Reviews** - Staff reviewed five development permit application in March, to be presented to the PAB for endorsement in April and provided internal administrative comments for an additional three applications.

**Fountain Creek Watershed, Flood Control and Greenway District** - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects.

**Geographic Information Systems (GIS)** - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

**Grants for Capital Projects** - EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Spring 2020. EPC Parks has been awarded a \$350,000 GOCO grant for Falcon Phase II.

**Internships** - The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2020.

### **Park Operations / Miscellaneous Projects**

The spread of coronavirus (COVID-19) has presented some challenges for the Park Operations Division, but we are proud to continue providing services to our citizens during these challenging times. Staff work schedules have been adjusted to focus on essential tasks and minor projects while practicing proper physical distancing. During these challenging times, parks, trails, opens spaces remain open and provide significant physical and mental health benefits. The primary focus is trash removal, facility cleaning, and overall maintenance to provide safe, clean, and healthy parks. Park restrooms, playgrounds, and pavilions are closed to help prevent the spread of the virus and protect the safety and health of our citizens and staff.

#### **Central District:**

**Bear Creek Regional Park** – The Central team completed mulch augmentation and pre-emergent application in most of our large landscaped areas. Our efforts should reduce unwanted weeds and save maintenance efforts by reducing weed pulling / spraying this spring.

Warmer weather has caused thawing in many gravel parking lots and sections of regional trail. As a result, many of the mentioned areas were damaged due to heavy use while being saturated. All regional trails and parking areas were box bladed.

Several critical repairs were completed at the BCRP archery range. Baffle boards were installed and painted to improve safety and function of the facility.

**Bear Creek Dog Park** – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning.

With the large volume of snow received this year, the main trail loop has become a muddy mess and staff began applying several inches of trail base material to help alleviate muddy conditions.

**Rainbow Falls Historic Site** – This site is closed for the season. Staff visits the site once per week to remove trash and to monitor vandalism. All graffiti has been removed from the County owned portion of the site.

Staff is working to remove hazardous rocks from the cliff above the volunteer booth and parking lot. This will most likely help minimize the risks of rocks falling in mentioned areas and reduce the chance of personal injury and/or property damage.

**Downtown Facilities** – The downtown team is nearly finished with pruning efforts and has shifted some attention to landscape bed restoration. We are in the preliminary stages of renovating a 2,500 sq. ft. landscape bed in front of Centennial Hall. A contractor has been selected and we hope to begin work the first weekend in April.

**Jones Park** – Staff is working with Rocky Mountain Field Institute to contract maintenance efforts and monitoring reports for 2020.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads.

#### **East District:**

**County Fairgrounds** – The East District team spent time preparing facilities for two special events earlier this month. The first event was a bull riding event to kick off the Spring riding season, but the event was cancelled shortly after the facility preparations were completed. The second event was an auto swap meet held in the Whittemore building. Staff cleaned the building, caulked areas in the restrooms, buffed the tile floors and lacquered the restroom doors.

Staff was able to complete several smaller scale projects prior to the Fairgrounds being closed to public access. The team demolished and disposed of three dilapidated buildings at the Fairgrounds. Two sheds and a modified trailer were removed.

The other projects were minor gutter repair / sealing, repairs and painting in hallway connecting Swink Hall and the Maintenance Shop, prepping the North Ticket Booth for paint and the repair of two damaged gates. Once the Fairgrounds were closed to public access, staff turned their attention to disinfecting all the restroom facilities and office spaces.

**Homestead Ranch Regional Park** – With the recent developments staff has needed to adapt on the fly and constantly shift focus to the most important needs in our parks. We have seen an increase in the number of park users. The East team checks the parks, empties trash, ensures all signage is up to date with current information and informs the public of the current rule changes. We will continue to operate this way until things begin to turn around.

**Paint Mines Interpretive Park** – Paint Mines has seen a drastic increase in the number of daily park users. Staff has spent additional time picking up loose trash, not only in the parking lot, but also in the roadway. With the restroom facilities currently closed, we took advantage of the situation and used this as an opportunity to complete restroom maintenance. We were able to pump the holding tank, paint the walls and door and make some minor repairs to the bath tissue dispenser and exhaust fan.



## **North District:**

**General Information** – The North District is happy to announce that Tanner Archer has filled our Park Maintenance I position. Staff has seen a recent increase in illegal dumping of yard debris in various parking lots throughout the North District.

**Fox Run Regional Park** – The North team has begun Spring cleanup by removing countless loads of pine needles from all the active use areas and built additional burn piles to further our mitigation efforts. All roads have been graded and repairs were made to the main parking lot at the dog park due to snow melt and spring runoff. Staff removed a damaged slide in the Pine Meadows playground which is unable to be replaced at this time due to the playground's age. Staff has installed new inline exhaust fans in all restrooms to try and help alleviate the smell associated with the restrooms.

**Black Forest Regional Park** – Staff continues to remove firewood and chip slash piles behind the homes along Saxton Hollow Street. All parking lots and roads have been graded and staff began removing pine needles from playground and field areas.

**Pineries Open Space** – Staff continues plowing pathways through snow drifts for the forestry and fencing contractor, flagging property boundaries, and removing burned trees on the property boundary. Staff also removed trash and debris, barbed wire, and an old abandoned porta potty in areas where that were not easily accessible prior to the forestry work currently being done.

**New Santa Fe Regional Trail** – Staff repaired and refurbished the Hwy 105 trailhead sign and removed the North Gate trailhead signs in preparation for the Air Force Academy Visitor Center construction.

**Black Forest Section 16** – Staff graded the main parking lots.

**Palmer Lake** – Staff graded the entry road and parking lots.

## **South District:**

**General Information** – The South team began applying pre-emergent herbicide in landscape beds and certain trailhead locations. This should help prevent unwanted weeds and reduce maintenance efforts of pulling / spraying weeds.

**Fountain Creek Regional Park** – Staff made repairs to the Public Water System that supplies the park restroom. Repairs were necessary to stay in compliance with Colorado Department of Public Health and Environment requirements. Staff also repaired a couple irrigation mainline leaks and replaced a faulty sensor relay in the main pump control panel for the park. The maintenance shop wood cabinets that were damaged by water were replaced with metal cabinets.

**Widefield Community Park** – Ed Green Construction completed repairs to the men's restroom door frame and lock system that was vandalized in the fall of 2019.

**Fountain Creek Nature Center** – Staff graded and repaired potholes along the Nature Center road and entrance.

**Fountain Creek Regional Trail** – Staff has identified areas of the trail where illegal motorized usage is occurring. We are placing additional signage and have increased monitoring of those areas.